

2-1-2010

North Clackamas School District Enrollment Forecast Update, 2010-11 to 2014-15

Portland State University. Population Research Center

Charles Rynerson

Portland State University, rynerson@pdx.edu

Vivian Siu

Portland State University

Let us know how access to this document benefits you.

Follow this and additional works at: <http://pdxscholar.library.pdx.edu/enrollmentforecasts>



Part of the [Urban Studies and Planning Commons](#)

Recommended Citation

Portland State University. Population Research Center; Rynerson, Charles; and Siu, Vivian, "North Clackamas School District Enrollment Forecast Update, 2010-11 to 2014-15" (2010). *School District Enrollment Forecast Reports*. Paper 46.

<http://pdxscholar.library.pdx.edu/enrollmentforecasts/46>

This Technical Report is brought to you for free and open access. It has been accepted for inclusion in School District Enrollment Forecast Reports by an authorized administrator of PDXScholar. For more information, please contact pdxscholar@pdx.edu.

**NORTH CLACKAMAS SCHOOL DISTRICT
ENROLLMENT FORECAST UPDATE
2010-11 TO 2014-15**



Portland State
UNIVERSITY

Population Research
Center



FEBRUARY, 2010

**NORTH CLACKAMAS SCHOOL DISTRICT
ENROLLMENT FORECASTS
2010-11 TO 2014-15**

**Prepared By
Population Research Center
Portland State University**

Prepared by Population Research Center faculty and staff in the College of Urban & Public Affairs at Portland State University. Charles Rynerson, principal investigator and author; Vivian Siu, database development and spatial and statistical analysis.

FEBRUARY, 2010

CONTENTS

EXECUTIVE SUMMARY	1
District-wide Enrollment Forecast.....	3
Individual School Forecasts.....	3
Students per Housing Unit.....	4
Forecast Accuracy.....	4
INTRODUCTION	5
POPULATION AND HOUSING TRENDS, 1990 to 2009	7
Population by Age Group	10
Births.....	12
Housing Growth and Characteristics	13
ENROLLMENT TRENDS.....	21
Private and Home School Enrollment.....	23
Neighboring Districts.....	24
Enrollment Trends at Individual Schools	26
HOUSING DEVELOPMENT AND STUDENT GENERATION	29
ENROLLMENT FORECASTS.....	33
District-wide Enrollment Forecast.....	33
Individual School Forecasts.....	38
FORECAST ACCURACY	43
APPENDIX: ENROLLMENT, CAPACITY, AND HOUSING PROFILES FOR INDIVIDUAL SCHOOLS.....	

TABLES AND CHARTS

Table 1. Historic and Forecast Enrollment, North Clackamas School District.....	2
Table 2. City and Region Population, 1990, 2000, and 2009.....	7
Table 3. Where NCSD Residents are Employed.....	9
Table 4. Population by Age Group, North Clackamas School District.....	10
Table 5. Annual Births, 1990 to 2007, North Clackamas School District.....	12
Table 6. NCSD, Housing and Household Characteristics, 1990, 2000, and 2008.....	13
Table 7. Residential Land Use Approvals, NCSD, 2005 to 2009.....	15
Table 8. Housing Units Authorized by Building Permits.....	18
Table 9. NCSD, Single Family Homes by Attendance Area.....	19
Table 10. North Clackamas S.D., Enrollment History, 2004-05 to 2009-10.....	22
Table 11. Selected School Districts, Demographic and Enrollment Highlights.....	25
Table 12. Enrollment History for Individual Schools, 2004-05 to 2009-10.....	27

TABLES AND CHARTS (continued)

Table 13. NCSD Students per Home, Fall 2009, by Housing Type and Grade Level....	30
Table 14. Average Grade Progression Rates, NCSD, Historic and Forecast.....	35
Table 15. NCSD, Enrollment History and Forecasts, 2004-05 to 2014-15.....	37
Table 16. Enrollment Forecasts for Individual Schools, 2009-10 to 2014-15.....	40
Table 17. Fall 2009 Enrollment Compared to Previous Forecasts by Grade Level.....	44
Chart 1. Population Change Due to Migration, 1990 to 2000, NCSD by Age Group.....	11
Chart 2. Enrollment by Grade Level, 1999-2000, 2004-05, and 2009-10, NCSD.....	23
Chart 3. NCSD Students per Single Family Home, Fall 2009.....	31
Chart 4. NCSD Kindergarten Enrollment and Birth Cohorts.....	33
Map 1. Place of Work of NCSD Area Residents, 2008.....	8

EXECUTIVE SUMMARY

This report presents the results of a demographic study conducted by the Portland State University Population Research Center (PRC). The study includes analysis of population, housing and enrollment trends affecting the North Clackamas School District (NCSD) in recent years and forecasts of district-wide and individual school enrollments for the 2010-11 to 2014-15 school years.

The District enrolled 17,578 students in Fall 2009, a decrease of 150 students (0.8 percent) from Fall 2008. This was the first decline following 22 consecutive years of K-12 enrollment growth. Enrollments continued to grow at schools east of I-205 in the Clackamas High School feeder system, where two new elementary schools opened to ease overcrowding, but it was not enough to offset continued losses in the Milwaukie and Rex Putnam feeder systems.

A closer look at the number of students by area of residence reveals that there has been no loss of enrollment of NCSD residents. Based on PRC's geographic assignment of students by residence, the number of non-residents in NCSD schools, including charters, has fallen from 831 in 2007-08 to 780 in 2008-09 and 628 in 2009-10. Therefore, enrollment of NCSD residents in NCSD schools, including charters, increased by 210 students in 2008-09 and two students in 2009-10.

Table 1 contains the North Clackamas School District's recent and forecast enrollments for one year and five year intervals. Following the table are brief highlights of the district-wide and individual school enrollment forecasts.

Table 1
Historic and Forecast Enrollment
North Clackamas School District

One Year Trend

	Historic		Forecast
	2008-09	2009-10	2010-11
Grades K-6	8,941	8,827	8,720
Change		-114	-107
		-1.3%	-1.2%
Grades 7-8	2,722	2,670	2,738
Change		-52	68
		-1.9%	2.5%
Grades 9-12	5,844	5,801	5,701
Change		-43	-100
		-0.7%	-1.7%
Total*	17,728	17,578	17,439
Change		-150	-139
		-0.8%	-0.8%

Five Year Trend

	Historic		Forecast
	2004-05	2009-10	2014-15
Grades K-6	8,541	8,827	9,170
Change		286	343
		3%	4%
Grades 7-8	2,668	2,670	2,692
Change		2	22
		0%	1%
Grades 9-12	5,234	5,801	5,880
Change		567	79
		11%	1%
Total*	16,523	17,578	18,022
Change		1,055	444
		6%	3%

**Note: Totals include ungraded special education.*

Historic and Forecast enrollments include charter schools.

History: North Clackamas School District, Fall enrollment.

Forecast: Population Research Center, PSU, February 2010.

District-wide Enrollment Forecast

The forecasts reflect the expectation of modest growth due to net migration, but at generally lower rates than the average of the previous five years, which includes the current slowdown. Growth rates gradually increase during the forecast period, reflecting the expectation that regional housing demand will increase and the many unsold homes and vacant improved lots will make the District a logical destination for a share of the region's growth.

Total K-12 enrollment is forecast to fall again next year, remain stable in 2011-12, and then grow in the remaining three years of the forecast. Enrollment in Fall 2014 is 444 students (2.5 percent) higher than Fall 2009 enrollment. Most of the forecast growth is concentrated at the elementary level. In spite of a 107 student decline forecast for 2010-11, elementary enrollments gain a net of 343 students between 2009-10 and 2014-15. Secondary enrollments are expected to grow very little. This forecast shows a net increase of only 22 students in middle school and 79 students in high school in the next five years.

Individual School Forecasts

Forecasts for individual schools depict what future enrollments might be if current boundaries, grade configurations, and programs remain unchanged. Specific figures may be found in Table 16 of this report and in school profiles in the Appendix.

Although less growth in district-wide enrollment is forecast for the 2009-10 to 2014-15 forecast period than occurred in the 2004-05 to 2009-10 historic period, the Clackamas High School feeder system gains nearly as many students as it did in the past five years, and the Milwaukie and Rex Putnam feeder systems lose fewer than they did. The difference is that very little change is forecast for charter schools and other district-wide schools and programs. Of course, there could be additional changes in these options in the next five years, but none are confirmed at this time, so enrollments at most non-neighborhood schools are held constant. An exception is the Riverside Bilingual program, which adds a grade each year until it reaches K-6 in 2014-15.

Students per Housing Unit

In Fall 2009 the average number of NCSD students per single family home built since 2000 was 0.66, which is higher than in other metro area districts in which PRC has analyzed student generation rates. For newly built row homes, the average was 0.29, less than half the rate for detached homes. The number of students per home is also lower in older single family homes and in apartments, condominiums, and manufactured homes. A summary of student generation rates by grade level for different housing types is in Table 13.

Forecast Accuracy

Two years ago PRC produced forecasts for the NCSD and its schools for the 2008-09 to 2012-13 period. That K-12 forecast for 2009-10 was 129 students (0.7 percent) higher than actual Fall 2009 enrollment. Percentage errors in the forecasts for specific grade levels and individual schools are generally higher than the K-12 error. The forecast errors for individual grade levels are presented in Table 17.

INTRODUCTION

The North Clackamas School District (NCSD) requested that the Portland State University Population Research Center (PRC) prepare enrollment forecasts for the District and its schools. This study integrates information about NCSD enrollment trends with local area population, housing, and economic trends, and includes forecasts of district-wide enrollment by grade level and total enrollment for individual schools. Information sources include the NCSD, U.S. Census Bureau 1990 and 2000 censuses and 2006-2008 American Community Survey (ACS), birth data from the Oregon Center for Health Statistics, employment trends and forecasts from the Oregon Employment Department, and housing development data from the cities and county.

The District serves the cities of Milwaukie and Johnson City, nearly all of the City of Happy Valley, the western edge of the City of Damascus, a few blocks in the Cities of Gladstone and Portland, and large portions of unincorporated Clackamas County such as Oak Grove and Sunnyside. In the current school year, 61 percent of the District's students reside in the District's unincorporated areas. With the exception of the southern portion of the Duncan Elementary attendance area across the river from the community of Carver, the entire district is within the Urban Growth Boundary.

Following this introduction are sections presenting recent population, housing, and enrollment trends within the District and a summary of the average numbers of students per home for different types of housing. Next are the results of the district-wide enrollment forecasts and individual school forecasts, and a description of the methodology we used to produce them. The final section contains a brief discussion of the nature and accuracy of forecasts, and an appendix contains a one page profile for each of the District's schools showing its enrollment history and forecasts, and housing trends within its attendance area.

POPULATION AND HOUSING TRENDS, 1990 to 2009

During the decade between 1990 and 2000, total population within the NCSD grew by 27 percent, from 77,415 persons to 98,251. The District's growth rate matched the Portland metropolitan area's 27 percent growth and exceeded Clackamas County's 21 percent increase. Metro area and Clackamas County growth rates have slowed in the current decade, but the NCSD's growth rate in the 2000s has remained similar to the 1990s. Unofficial estimates prepared for this study indicate that the District may now have a population exceeding 120,000. Population figures for 1990, 2000, and 2009 are shown in Table 2 below.

Table 2
City and Region Population, 1990, 2000, and 2009

	1990	2000	2009	Avg. Annual Growth Rate	
				1990-2000	2000-2009
NCSD Total ¹	77,415	98,251	122,076	2.4%	2.4%
City of Milwaukie ²	18,692	20,490	20,920	0.9%	0.2%
City of Johnson City ²	586	634	680	0.8%	0.8%
City of Happy Valley ²	1,519	4,519	11,465	11.5%	10.6%
NCSD Portion	1,519	4,519	N/A	11.5%	
City of Portland	437,319	529,121	582,130	1.9%	1.0%
NCSD Portion ³	383	631	N/A	5.1%	
City of Damascus	N/A	N/A	9,985		
NCSD Portion	N/A	N/A	N/A		
City of Gladstone	10,152	11,438	12,215	1.2%	0.7%
NCSD Portion ³	345	427	N/A	2.2%	
NCSD Unincorporated	55,890	71,550	N/A	2.5%	
Clackamas County	278,850	338,391	379,845	2.0%	1.3%
Portland-Vancouver-Beaverton MSA ⁴	1,523,741	1,927,881	2,217,325	2.4%	1.5%

1. The 2009 District population estimate is derived from an extrapolation of the estimate from the Census Bureau's 2008 American Community Survey.

2. The cities of Milwaukie and Johnson City are entirely within NCSD. The City of Happy Valley was entirely within NCSD in 1990 and 2000 but subsequently annexed areas outside of NCSD.

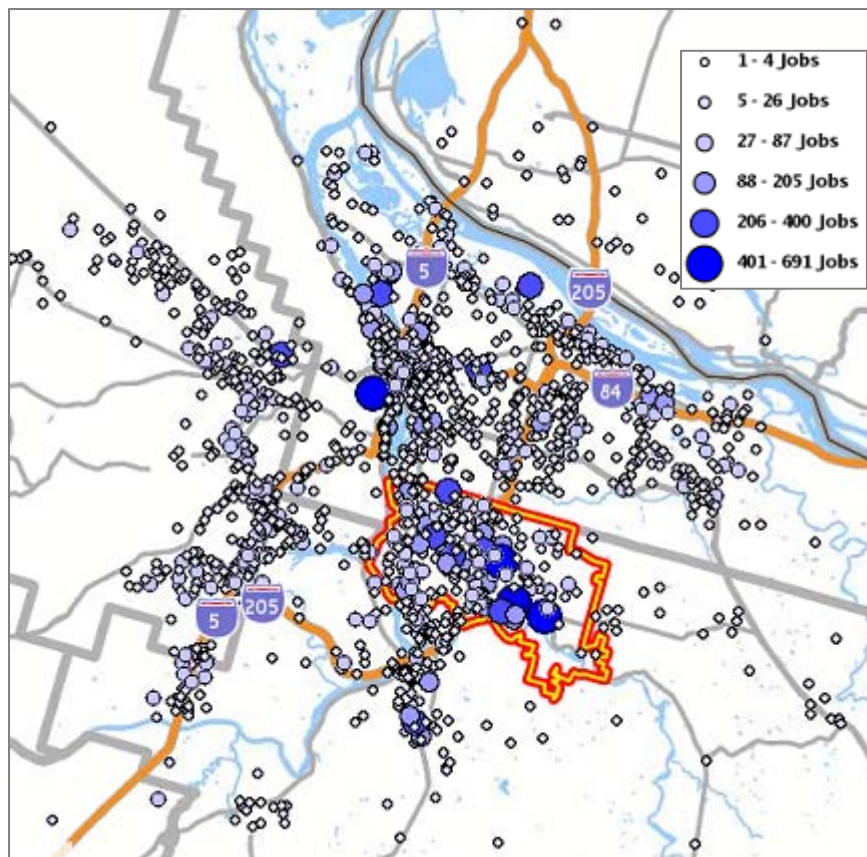
3. The 1990 population of NCSD within Portland and Gladstone is estimated; 1990 census blocks were not delineated by school district boundaries.

4. Portland-Vancouver-Beaverton MSA consists of Clackamas, Columbia, Multnomah, Washington, Yamhill (OR) and Clark and Skamania (WA) Counties.

Sources: U.S. Census Bureau, 1990 and 2000 censuses; Portland State University Population Research Center, 2009 estimates.

The District is part of the Portland metropolitan area labor market, and most residents commute outside of the District to work, so population growth in the area depends to a great extent on the strength of the metro area's economy. Recent data show that, among private sector workers residing in the NCSD, 44 percent worked in Multnomah County, including 39 percent within the City of Portland. Another 33 percent worked in Clackamas County, primarily with the District itself (22 percent worked within the District), and 14 percent worked in Washington County. Map 1 shows concentrations of NCSD residents working throughout the region's commercial and industrial corridors, including I-205, the Portland Airport area, Downtown Portland, North and Northwest Portland, and the Tigard-Tualatin and Beaverton-Hillsboro areas. Table 3 from the same data source reports the number and share of all workers by place of work.¹

Map 1
Place of Work of NCSD Residents, 2008



¹U.S. Census Bureau, LED Origin-Destination Database (2nd quarter 2008). Commute shed report for residents of NCSD. Includes workers at firms covered by unemployment insurance (excludes most agricultural jobs and self-employed). Report and map created at <http://lehdmap4.did.census.gov/themap4/>.

Table 3
Where NCSD Residents Are Employed

Job Located Within*	Workers	Share
Clackamas County	16,467	33%
North Clackamas School District	10,841	22%
City of Milwaukie	2,522	5%
Multnomah County	21,757	44%
City of Portland	19,432	39%
Washington County	6,758	14%
Marion County	1,177	2%
All other locations	3,696	7%
Total Primary Jobs	49,855	100%

**Note: Indentation indicates that the area is also included within the area above it. For example, workers in the City of Milwaukie are also counted in the North Clackamas School District. Portions of the City of Portland are outside of Multnomah County, but few jobs are located in those areas.*

Source: US Census Bureau, LED Origin-Destination Data Base (2nd Quarter 2008). Jobs covered by unemployment insurance, generally excluding federal government, agricultural, self-employed and domestic workers. Includes at most one (primary) job per resident.

Between 2004 and 2007 Clackamas County added 12,200 jobs, nine percent over the three year period.² Near the end of 2007, the Oregon Employment Department summarized the County's robust employment growth:

“Clackamas is the metro's fastest growing county, fueled by an expanding population and strength in trade and professional and business services. Its manufacturing sector has bucked national and state trends by adding hundreds of jobs, thanks in part to ongoing demand in aerospace- and defense-related industries. As measured by nonfarm jobs, Clackamas represents 15 percent of Portland's economy and has accounted for nearly 30 percent of its recent job growth.”³

In hindsight, we know that employment in the U.S. and in Clackamas County was near its peak at about the time this statement was published. Those job gains were wiped out by the recession; between December 2007 and December 2009 Clackamas County lost 14,100 jobs, or nine percent. Multnomah County suffered a seven percent job loss during the same two year period. Clackamas County's unemployment rate rose from 4.6 percent

²“Current Employment by Industry,” Oregon Employment Department, OLMIS. Average annual non-farm employment in Clackamas County was 135,900 in 2004 and 148,100 in 2007. May employment was 150,000 in 2008 and 140,800 in 2009.

³“Portland Metro Area: A Look at Recent Job Growth,” Oregon Employment Department, OLMIS, December 20, 2007.

in May 2008, about one percentage point *below* the U.S. rate, to 11.2 percent in May 2009, nearly two percentage points *above* the U.S. rate. The Portland metro area's unemployment rate increase of 6.7 percentage points during that period was the biggest increase among the nation's large metro areas. Typically, when the Portland area's unemployment rate is higher than the U.S. rate, population growth slows as a result of fewer people moving to the region.

Population by Age Group

Population by age group for 1990 and 2000 and more recent estimates from the Census Bureau's American Community Survey are shown in Table 4. The largest numeric and

Table 4
Population by Age Group
North Clackamas School District

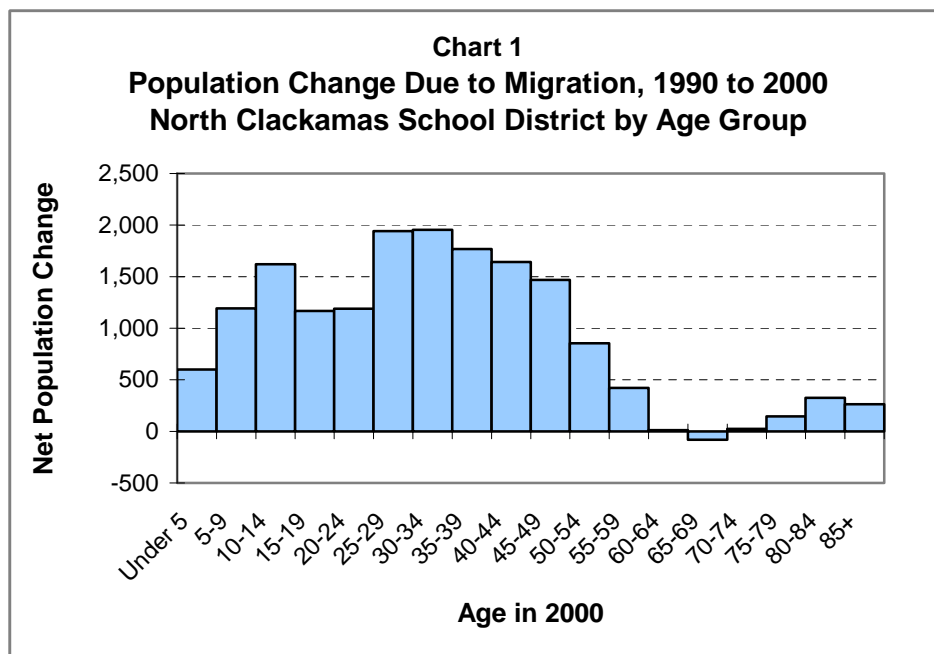
	1990	2000	2006 to 2008*	1990 to 2000 Change	
				Number	Percent
Under Age 5	5,103	6,667	6,669	1,564	31%
Age 5 to 9	5,192	6,737	8,039	1,545	30%
Age 10 to 14	5,284	6,714	6,895	1,430	27%
Age 15 to 17	2,956	3,827	4,247	871	29%
Age 18 to 19	1,920	2,517	3,227	597	31%
Age 20 to 24	5,051	6,438	7,314	1,387	27%
Age 25 to 29	5,883	6,773	9,260	890	15%
Age 30 to 34	6,492	6,946	8,295	454	7%
Age 35 to 39	6,715	7,556	8,417	841	13%
Age 40 to 44	6,356	8,005	7,076	1,649	26%
Age 45 to 49	4,927	8,028	8,396	3,101	63%
Age 50 to 54	3,874	7,020	8,720	3,146	81%
Age 55 to 59	3,364	5,123	7,613	1,759	52%
Age 60 to 64	3,402	3,600	6,095	198	6%
Age 65 to 69	3,372	2,899	4,059	-473	-14%
Age 70 to 74	2,620	2,852	3,091	232	9%
Age 75 to 79	2,167	2,679	2,318	512	24%
Age 80 to 84	1,472	1,985	1,895	513	35%
Age 85 and over	1,265	1,885	2,578	620	49%
Total Population	77,415	98,251	114,204	20,836	27%
Total age 5 to 17	13,432	17,278	19,181	3,846	29%
share age 5 to 17	17.4%	17.6%	16.8%		

**Note: The 1990 and 2000 data are a complete census count, while the 2006-2008 data are estimates based on a relatively small survey. Each age group estimate in 2006-2008 has a margin of error of several hundred persons.*

Source: U.S. Census Bureau, 1990 and 2000 Censuses, data aggregated to NCSD boundary by Portland State University Population Research Center; U.S. Census Bureau, 2006-2008 American Community Survey 3 year estimates, Table B01001, estimates published for NCSD.

percentage growth was for the ages 45 to 54. Those ages represented the leading edge of the baby boom in 2000. That cohort is now age 55 to 64, and recent estimates indicate that it still comprises the fastest growing group. Each of the age groups under age 25 grew by 27 to 31 percent between 1990 and 2000, similar to the District’s overall growth rate. The 30 to 34 age group grew very little, and the 65 to 69 group was the only age group to lose population. Those groups lost population in the U.S. and in Oregon between 1990 and 2000 because the cohort age 30 to 34 in 2000 was born during the late 1960s “baby bust” that followed the baby boom, and those 65 to 69 were born during the depression era of the early 1930s, when births also fell from previous levels.

By “surviving” the 1990 population and 1990s births (estimating the population in each age group that would survive to the year 2000) and comparing the “survived” population to the actual 2000 population by age group, we are able to estimate net migration by age cohort. Chart 1 shows the estimated population change that each age group contributed due to migration between 1990 and 2000. For example, for the cohort that was 20 to 24 in 1990 and 30 to 34 in 2000, nearly 2,000 more people moved into the NCSD than out of it in the 1990s. Net migration contributed to population growth in almost every cohort, reflecting not only a large volume of growth but also the District’s diverse housing stock



and mix of household types. The pattern is different from typical suburbs dominated by single family homes where there is often a net outflow of young adults between their teens and 20s.

Births

The number of births occurring annually to residents of the NCSD increased between 1990 and 2000 at a slightly slower rate than the population increase, due to declining fertility rates and relatively slow growth in the population age 25 to 39. Since 2000, the number of births has been essentially constant each year, in spite of continued rapid population growth. That trend has contributed to flat primary grade enrollments in the last half of the decade. The number of NCSD births each year from 1990 to 2007 is reported in Table 5. In the “Enrollment Forecasts” section of this report we will examine the relationship between births, migration, and subsequent school enrollments.

Table 5
Annual Births, 1990 to 2007
North Clackamas School District

Year	Births
1990	1,066
1991	1,114
1992	1,174
1993	1,074
1994	1,155
1995	1,082
1996	1,190
1997	1,250
1998	1,242
1999	1,287
2000	1,305
2001	1,337
2002	1,281
2003	1,252
2004	1,302
2005	1,255
2006	1,308
2007	1,307

Source: PSU-PRC estimates using Oregon Center for Health Statistics zip code data and geocoded birth records.

Housing Growth and Characteristics

During the 1990s, the number of housing units within the District's boundaries increased by about 8,600, as shown in Table 6. Since 2000, the District has added at least 5,200 homes, according to our estimate based on public records, or over 6,000, based on the 2008 ACS estimate of 47,080 and subsequent growth.

Table 6					
North Clackamas School District					
Housing and Household Characteristics, 1990, 2000, and 2008					
	1990	2000	2008	1990 to 2000 Change	
				Number	Percent
Housing Units	32,571	41,165	46,374	8,594	26%
Single Family <i>share of total</i>	20,271 62%	25,464 62%	29,485 64%	5,193	26%
Multiple Family <i>share of total</i>	9,009 28%	12,702 31%	13,818 30%	3,693	41%
Mobile Home and Other <i>share of total</i>	3,291 10%	2,998 7%	3,071 7%	-293	-9%
Households	31,221	39,041		7,820	25%
Households with children under 18 <i>share of total</i>	10,259 33%	13,176 34%		2,917	28%
Households without children under 18 <i>share of total</i>	20,962 67%	25,865 66%		4,903	23%
Household Population	77,056	97,464		20,408	26%
Persons per Household	2.47	2.50		0.03	1%
<i>Source: U.S. Census Bureau, 1990 and 2000 Censuses; data aggregated to NCSd boundary by Portland State University Population Research Center. Estimates for 2008 by PSU-PRC based on assessor data from Clackamas County GIS and a multi-family inventory from Metro; may be underestimated due to multiple homes on single tax lots.</i>					

The 28 percent rate of growth of households with at least one child under 18 was higher than the 23 percent increase in households without children under 18, so the District's share of households with children grew from 33 percent in 1990 to 34 percent in 2000, similar to the Portland metro area's 35 percent share. The average number of persons per household increased from 2.47 in 1990 to 2.50 in 2000.

To track recent housing change, we use three sets of data that are consistent with each other but relate to different stages in the development process. In this section we present

them chronologically. First, developers submit land use applications to local jurisdictions in order to subdivide or partition residential land, creating new tax lots for single family development or to gain site development review for multi-family development. After the land use approvals are attained, building permits are issued, and then homes are built and ultimately appear on the tax roles. All of these steps create public records, which are compiled for the District and its attendance areas.

Updating the inventory of land use changes is an ongoing process incorporating information provided by Clackamas County and the cities. New information is added and older information from previous reports may be adjusted to account for development name changes, lot or unit counts, or other corrections. On the following pages, Table 7 presents a list of recent single family subdivisions and multi-family developments.

Development approvals peaked this decade in the three years between 2003 and 2005, when plans were approved for about 4,000 subdivision lots or multi-family developments. In sharp contrast, only about 600 home sites were approved in the most recent three years, 2007 to 2009. A majority of these 600 potential homes consist of extensions of earlier approvals and the 76 unit Milwaukie Town Center, where the developer withdrew in 2008 and there are no immediate plans to market the site.

Due to the large number of lots platted and the subsequent slowdown in housing demand, many of the developments now consist mostly or entirely of vacant lots. Among the larger subdivisions approved mid-decade, the 170 lot Jackson Hills (Scouters Mountain ES) is nearly built-out, a few homes are currently under construction and fewer than half of the home sites remain vacant at the 80 lot Sunnyside Highlands (Mount Scott ES), the 144 lot Rim at Windswept Waters, and the 94 lot Windswept Waters first phase (both Duncan ES). On the other hand, there is no home construction currently underway in the 98 lot Lincoln Heights (HVES), where about 70 lots remain vacant, the 44 lot Emerald Heights, where only three homes have been built, and the 183 lot Happy Valley Village (Scouters Mountain ES), which is completely vacant. Four homes are under construction at the 115 lot Volare (Mount Scott) where 26 homes had been completed in 2007.

Table 7
Residential Land Use Approvals
North Clackamas School District, 2005 to 2009

Year¹	Elementary Area (2009-10)	Development Name and Type²	Jurisdiction	Lots/ Units
2005	Bilquist	Cardinal Terrace	Clackamas Co.	24
	Duncan	Garrette Pointe No.2	Clackamas Co.	21
	Duncan	The Rim at Windswept Waters (SF attached)	City of Happy V.	144
	Duncan	Windswept Waters	City of Happy V.	192
	Duncan	Windswept Waters	City of Damasc.	57
	Happy Valley	Autumn Mist	City of Happy V.	7
	Happy Valley	Roth Place	City of Happy V.	6
	Mount Scott	Valley View Estates No.2	Clackamas Co.	8
	Mount Scott	Heritage Heights	Clackamas Co.	31
	Mount Scott	Frentress Heights	Clackamas Co.	14
	Mount Scott	Volare (formerly Eagle Landing II Townhomes) (SF attached)	City of Happy V.	115
	Mount Scott	Sunnyside Highlands	City of Happy V.	80
	Oak Grove	Estates At Summerland	Clackamas Co.	5
	Oregon Trail	Bella Ponte Cino	Clackamas Co.	69
	Oregon Trail	Addington Place No.6	Clackamas Co.	10
	Oregon Trail	Parktree Estates I & II	City of Happy V.	50
	Scouters Mtn.	Montanero Heights	City of Happy V.	11
	Scouters Mtn.	Happy Valley Village (SF attached)	City of Happy V.	183
	Scouters Mtn.	Jackson Hills Phase II, III	City of Happy V.	65
	Scouters Mtn.	Bella Italia (formerly Southern Ridge II)	City of Happy V.	38
	Scouters Mtn.	Emerald Heights	City of Happy V.	44
	Spring Mountain	Tree View Estates	City of Happy V.	6
	Spring Mountain	Estates at Meadows Gate	City of Happy V.	5
	Spring Mountain	Sunshine Ridge (formerly Southern Ridge I)	City of Happy V.	73
	Spring Mountain	Stone Ridge Summit	City of Happy V.	18
	Spring Mountain	King Arthur Estates	City of Happy V.	40
	Sunnyside	Kinser Estates	Clackamas Co.	18
	Sunnyside	11807 SE Summers Lane	Clackamas Co.	8
	View Acres	Majestic Woods North	Clackamas Co.	4
	View Acres	Oetkin Glen	Clackamas Co.	15
	View Acres	Karina Place	Clackamas Co.	10
	Whitcomb	Fuller Place (SF attached)	Clackamas Co.	23
	2005 Total:			1394
2006	Bilquist	Cardinal View	Clackamas Co.	14
	Bilquist	Donahue Place	Clackamas Co.	13
	Concord	Stokes Place	Clackamas Co.	7
	Duncan	Siri Hills	Clackamas Co.	13
	Duncan	Hawks Ridge Apts. (multi-family)	City of Happy V.	228
	Happy Valley	Alder Ridge	City of Happy V.	10
	Happy Valley	Secret Springs	City of Happy V.	4

table continued on next page

Table 7 (continued)
Residential Land Use Approvals
North Clackamas School District, 2005 to 2009

Year¹	Elementary Area (2009-10)	Development Name and Type²	Jurisdiction	Lots/ Units
2006 Cont.	Mount Scott	Village at Eagle Landing (SF attached)	City of Happy V.	85
	Oregon Trail	Millenium Village	Clackamas Co.	22
	Riverside	Indigo Meadows	Clackamas Co.	11
	Scouters Mtn.	Northern Heights 2	City of Happy V.	10
	Spring Mountain	Alexa Rose Estates	City of Happy V.	8
	Spring Mountain	Lyon Crown	City of Happy V.	40
	View Acres	Audrey Hill Estates	Clackamas Co.	7
	View Acres	Kellogg Creek Estates	Clackamas Co.	9
	2006 Total:			481
2007	Concord	Danica Estates	Clackamas Co.	19
	Duncan	Heron Bluff Estates	Clackamas Co.	6
	Happy Valley	Mitchell Park	City of Happy V.	4
	Happy Valley	Angelica Place	City of Happy V.	5
	Milwaukie	Milwaukie Town Center (multi-family) ³	City of Milwaukie	76
	Oregon Trail	14790 SE 142nd Ave	Clackamas Co.	11
	Riverside	2909 SE Swain Ave	Clackamas Co.	4
	Riverside	Westview Park	Clackamas Co.	8
	Scouters Mtn.	Sequoia Grand Vista	City of Happy V.	34
	Sunnyside	13989 SE 139th Ave	Clackamas Co.	12
	2007 Total:			179
2008	Bilquist	Daffodill Flats	Clackamas Co.	11
	Duncan	16488 SE Eckert Lane	Clackamas Co.	6
	Mount Scott	8725 91st Ave ³	City of Portland	7
	Oregon Trail	14647 SE 152ND Dr	Clackamas Co.	28
	Oregon Trail	Waterford Park	Clackamas Co.	12
	Oregon Trail	Trickle Creek	Clackamas Co.	41
	Oregon Trail	Wind Song Creek Estates	Clackamas Co.	17
	Scouters Mtn.	Highland Rise	City of Happy V.	14
	Scouters Mtn.	Sunrise Mountain View	City of Happy V.	41
	Spring Mountain	Sunstone Estates	Clackamas Co.	4
	Spring Mountain	Mountain Gate 2	City of Happy V.	13
	View Acres	Adjacent to Alder Creek MS ³	Clackamas Co.	15
	2008 Total:			209

table continued on next page

Table 7 (continued)
Residential Land Use Approvals
North Clackamas School District, 2005 to 2009

Year ¹	Elementary Area (2009-10)	Development Name and Type ²	Jurisdiction	Lots/ Units
2009	Concord	4610 SE Whipple Ave	Clackamas Co.	5
	Mount Scott	Meridien View Estates	Clackamas Co.	27
	Oak Grove	Trolley Line	Clackamas Co.	19
	Oregon Trail	14476 SE 152nd Dr ³	Clackamas Co.	98
	Oregon Trail	Wenzel Park Estates	Clackamas Co.	32
	Riverside	3127 SE Concord Rd	Clackamas Co.	33
	Sunnyside	Ells Estates ³	Clackamas Co.	16
	2009 Total:			230
Grand Total 2005 - 2009:			2493	

1. "Year" is generally the year that the land use application was submitted. Planning Commission approval and final plat may be later, and construction and occupancy may lag two or more years.

2. Detached single family homes, unless noted otherwise.

3. Pending approval.

Sources: Compiled by Population Research Center, PSU; primary information from City planning departments and from tax assessor maps. The number of lots or development name may change between initial approval and final plat.

Following in chronological order, after subdivision plats are complete and building lots are created, new homes are authorized by building permits. Residential building permit activity within Happy Valley and Milwaukie each of the past 14 years is presented in Table 8.

The number of permits for single family homes peaked in both cities in 2005. An unprecedented 566 homes were permitted in Happy Valley that year. Homebuilders continued to pull a large number of permits until Summer 2007, after which the number of new permits suddenly plummeted. Only 39 of the 256 permits in 2007 were issued after September. Happy Valley issued fewer permits for new homes in 2009 than in any year since 1996. However, a modest increase occurred during 2009, as 52 homes were permitted between July and December, compared with only 18 between January and June.

Table 8
Housing Units Authorized by Building Permits

Year Permit Issued	City of Happy Valley		City of Milwaukie	
	Single Family	Multiple Family	Single Family	Multiple Family
1996	66	0	40	4
1997	153	0	38	24
1998	153	0	35	0
1999	141	0	18	0
2000	87	0	11	0
2001	159	0	11	0
2002	184	0	14	0
2003	224	0	17	0
2004	216	0	41	0
2005	566	0	45	97
2006	388	228	11	0
2007	256	0	18	0
2008	95	0	2	0
2009 (prelim)	70	0	3	0

Source: U.S. Census Bureau, Residential Construction Branch. Data available online at <http://censtats.census.gov/bldg/bldgprmt.shtml>. The multiple family figures have been edited to reflect the correct unit totals for North Main (Milwaukie) and Hawk's Ridge (Happy Valley).

Finally, after homes are completed they appear in tax assessor records. Tax assessor data provided by the Clackamas County Geographic Information Systems (GIS) Department — spatially aligned with the District's attendance area boundaries — indicates that about 4,500 new single family housing units were built within the District between 2000 and 2008. Nearly 900 of those were built in the peak year, 2005. Table 9 contains the number of single family homes by attendance area and year built.

Table 9
North Clackamas School District, Single Family Homes by Attendance Area

Elementary Area (2009-10)	Total	Year Built										
		Before 1990	1990 to 1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Clackamas	440	216	204	2	1	3	1	1	2	3	3	4
Duncan	1,534	677	296	111	68	11	11	77	86	26	74	97
Happy Valley	1,767	511	539	49	104	117	143	142	70	51	39	2
Mount Scott	1,708	904	265	34	17	27	22	80	214	42	64	39
Oregon Trail	1,438	136	1,002	44	8	21	81	39	52	14	30	11
Scouters Mountain	1,203	329	79	17	16	4	2	31	338	271	102	14
Spring Mountain	1,803	639	836	33	54	78	34	30	9	50	24	16
Sunnyside	1,662	626	699	84	45	24	14	35	28	37	57	13
CHS Feeders Total	11,555	4,038	3,920	374	313	285	308	435	799	494	393	196
Ardenwald	2,114	1,919	161	3	4	1	7	4	5	4	4	2
Campbell	1,731	1,602	96	3	1	5	3	2	4	7	8	
Lewelling	1,206	1,124	48	4	3	3	6	6	7	3	2	
Linwood	1,133	1,103	23	1	2	1					3	
Milwaukie	1,385	1,073	247	6	7	3	5	25	3	13	2	1
Whitcomb	840	737	40	3	3	3		3	13	19	15	4
MHS Feeders Total	8,409	7,558	615	20	20	16	21	40	32	46	34	7
Bilquist	1,812	1,580	99	31	17	22	5	6	10	34	6	2
Concord	1,869	1,503	219	6	9	36	48	18	14	4	11	1
Oak Grove	2,250	1,977	139	17	10	7	15	19	19	11	24	12
Riverside	1,205	1,089	56	9	1	1	11	13	9	4	8	4
View Acres	2,385	1,974	204	36	16	1	5	64	9	12	21	43
RPHS Feeders Total	9,521	8,123	717	99	53	67	84	120	61	65	70	62
District Total	29,485	19,719	5,252	493	386	368	413	595	892	605	497	265

Source: Estimated by attendance area by PSU-PRC from tax assessor information provided by Clackamas County GIS, December 2009. A small undercount may result due to multiple homes on single tax lots.

ENROLLMENT TRENDS

After 22 consecutive years of enrollment growth, total K-12 enrollment in the North Clackamas School District fell by 150 students between Fall 2008 and Fall 2009. The Fall 2009 enrollment of 17,578 is about the same as the Fall 2007 enrollment. Enrollments continued to grow at schools east of I-205 in the Clackamas High School feeder system, where two new elementary schools opened to ease overcrowding, but it was not enough to offset continued losses in the Milwaukie and Rex Putnam feeder systems.

In spite of this year's loss, district-wide enrollment is 1,055 students greater than five years ago in 2004-05, with most of the change occurring at charter schools and district-wide schools and programs. The growth boosted enrollment at the high school (9th-12th) level in the two years between 2004-05 and 2006-07. Since 2006-07, district-wide high school enrollment has been nearly unchanged. Table 10 shows grade level enrollment losses at elementary (K-6th), middle (7th-8th), and high schools in 2009-10, but the 9th-12th grade loss is offset by an increase in ungraded students (learning center, adult transition, and alternative programs). When ungraded students are included in both 2008-09 and 2009-10, there was a loss of 129 elementary students and 32 middle school students, and a gain of 11 high school students.

A closer look at the number of students by area of residence reveals that there has been no loss of enrollment of NCSD residents. The number of non-residents (including a small number of students each year whose residence can not be determined) in NCSD schools, including charters, has fallen from 831 in 2007-08 to 780 in 2008-09 and 628 in 2009-10. Therefore, enrollment of NCSD residents in NCSD schools, including charters, increased by 210 students in 2008-09 and two students in 2009-10.

The District has been an attractive destination for families with children already enrolled in school. Over the past several years there have been two percent more students, on average, enrolled in grades 2-6 each year than were enrolled in grades 1-5 the previous year. There has also been an average eight percent gain between 8th and 9th grade. This

year, these gains did not occur, due to the slowdown in new home construction and sales. Fall 2009 enrollment in 2nd-6th grade was nearly identical to Fall 2008 1st-5th grade enrollment, and the Fall 2009 9th grade was only one percent larger than the Fall 2008 8th grade. Even during the recent years of rapid K-12 growth there was very little increase in births or primary grades enrollment, so the lack of in-migration is compounded by a loss of enrollment momentum. This is illustrated in Chart 2, which shows that there are now several hundred more students in 10th, 11th, and 12th grade than in 1st, 2nd, and 3rd grade.

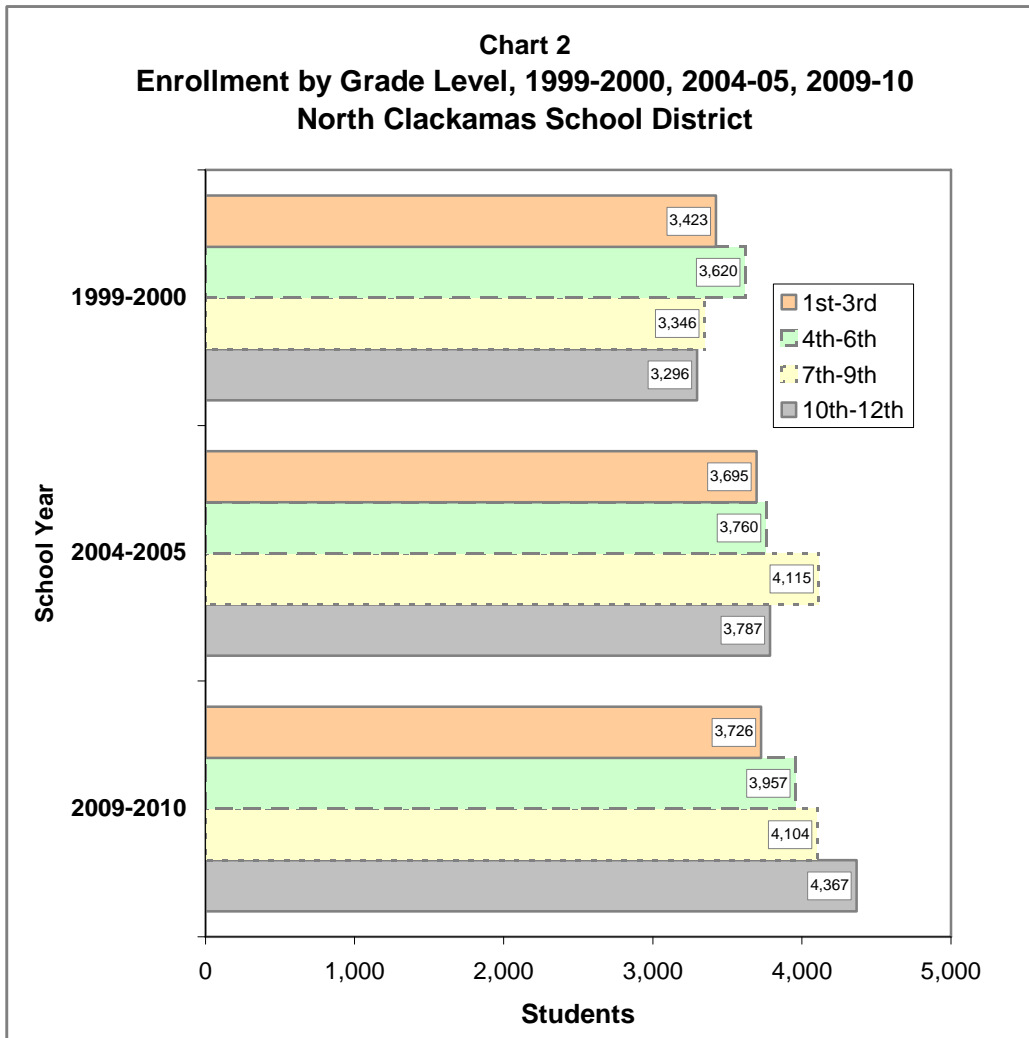
Table 10
North Clackamas School District
Enrollment History, 2004-05 to 2009-10

Historic Enrollment ¹						
Grade	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10
K	1,086	1,132	1,090	1,112	1,180	1,144
1	1,269	1,240	1,263	1,220	1,214	1,246
2	1,257	1,272	1,234	1,303	1,255	1,238
3	1,169	1,260	1,267	1,255	1,317	1,242
4	1,280	1,201	1,285	1,297	1,325	1,303
5	1,252	1,301	1,237	1,329	1,323	1,309
6	1,228	1,321	1,359	1,277	1,327	1,345
7	1,337	1,259	1,348	1,391	1,302	1,351
8	1,331	1,359	1,292	1,337	1,420	1,319
9	1,447	1,383	1,529	1,399	1,414	1,434
10	1,439	1,431	1,442	1,485	1,418	1,424
11	1,278	1,362	1,445	1,477	1,521	1,455
12	1,070	1,294	1,443	1,476	1,491	1,488
UN²	80	224	202	211	221	280
Total	16,523	17,039	17,436	17,569	17,728	17,578
One Year Change:		516 (3.1%)	397 (2.3%)	133 (0.8%)	159 (0.9%)	-150 (-0.8%)
Five Year Change:						1055 (6.4%)
K-6	8,541	8,727	8,735	8,793	8,941	8,827
One Year Change:		186 (2.2%)	8 (0.1%)	58 (0.7%)	148 (1.7%)	-114 (-1.3%)
Five Year Change:						286 (3.3%)
7-8	2,668	2,618	2,640	2,728	2,722	2,670
One Year Change:		-50 (-1.9%)	22 (0.8%)	88 (3.3%)	-6 (-0.2%)	-52 (-1.9%)
Five Year Change:						2 (0.1%)
9-12	5,234	5,470	5,859	5,837	5,844	5,801
One Year Change:		236 (4.5%)	389 (7.1%)	-22 (-0.4%)	7 (0.1%)	-43 (-0.7%)
Five Year Change:						567 (10.8%)

1. Includes enrollment at charter schools.

2. "UN" is ungraded special education, not included in K-6, 7-8, and 9-12 totals.

Source: North Clackamas School District, Fall enrollment.



Private and Home School Enrollment

Four major private schools are within the NCSD's boundaries. Christ the King enrolls 215 students in grades K-8 (down from 249 in 2007-08), St. John the Baptist has maintained enrollment of about 200 students, La Salle High School enrolls 621 (629 in 2007-08 and between 600 and 650 throughout the decade), and Portland Waldorf School has maintained enrollment of about 350 K-12 students since mid-decade. Just outside of the NCSD boundaries, Rivergate Adventist Elementary School in Gladstone serving about 135 students in grades K-8 is currently raising funds for a building expansion, and Damascus Christian School enrolls about 250 students in grades K-12.

Private schools within the NCSD enroll local students as well as students from beyond the NCSD boundaries; conversely NCSD residents attend private schools beyond the District's boundaries, so the number of students enrolled in private schools physically located within the District can not be used to measure overall private school share. The best estimates of private school enrollment for NCSD residents come from the Census Bureau — the 1990 and 2000 Census “long form” and the more recent ACS. In 1990, about 900 residents in 1st-12th grade were enrolled in private schools, a seven percent share. In the 2000 Census about 1,900 of the K-12 students living in the District were reported as private school students, including 1,600 students in grades 1-12, an 11 percent share of all 1st-12th grade students. The ACS, a much smaller sample with larger margins of error, estimates that 12.5 percent of 1st-12th grade NCSD residents attend private schools.⁴

Another difference between public school enrollment and total school age population can be attributed to home schooling. Home schooled students age 7 to 18 living in the District are required to register with the Clackamas Educational Service District (CESD), though the statistics kept by the CESD are not precise because students who move out of the area are not required to drop their registration. Students who enroll in public schools after being registered as home schooled are dropped from the home school registry. In February 2009 there were 643 NCSD residents registered. This total was similar to the 2004-2005 period, but an increase of 200-300 students from the 2000-2001 period. In 2009, the current number of registered home school students represented about two percent of the NCSD's resident elementary population, three percent of its middle school population, and five percent of its high school population.

Neighboring Districts

Table 11 displays several facts about NCSD demographic and enrollment trends in comparison to three other nearby Clackamas County school districts. The overall enrollment growth or decline in each district is influenced by housing construction, and

⁴U.S. Census Bureau, 2000 Census, Summary File 3, Table P36; U.S. Census Bureau 2006-2008 American Community Survey 3 year estimates, Table C14002.

also by the district's unique demographics. The portion of the NCSD east of I-205 has been one of the fastest growing parts of the metro area for the past two decades, and the District's enrollment growth has outpaced its neighbors, especially in the 2000 to 2008 period. Gladstone and Canby have both lost enrollment in the past few years as relatively small classes have entered elementary grades.

Table 11
Selected Clackamas County School Districts
Demographic and Enrollment Highlights, 1990 to 2008

	North Clackamas	Oregon City	Canby	Gladstone
Enrollment growth, 1990-91 to 1995-96	13%	-1%	13%	12%
Enrollment growth, 1995-96 to 2000-01	8%	6%	9%	5%
Enrollment growth, 2000-01 to 2008-09	18%	4%	-5%	-13%
Latino enrollment, 2008-09	12%	8%	23%	11%
Grades 9-12 enrollment, 2008-09	34%	29%	33%	36%
Population growth, 1990 to 2000	26%	24%	18%	15%
Multi-family housing share, 2000	38%	23%	24%	26%
Population age 5 to 17, 1990	17.3%	20.9%	20.1%	19.7%
Population age 5 to 17, 2000	17.6%	19.1%	20.5%	19.2%
Population under age 5, 1990	6.4%	7.6%	6.8%	6.7%
Population under age 5, 2000	6.8%	7.2%	6.4%	6.8%
Population rural, 2000	1.0%	16.5%	35.6%	0.0%

Data assembled by Population Research Center, PSU, from several sources: U.S. Census Bureau; Canby S.D.; Oregon City S.D.; North Clackamas S.D.; OR Dept. of Education; U.S. Dept. of Education.

Enrollment Trends at Individual Schools

Because of boundary changes that affected most of the District's elementary schools in 2009, comparing 2009-10 enrollments to historic enrollments at individual schools is difficult. Although charter schools and district-wide schools and programs have attracted some students who might otherwise have enrolled in neighborhood schools and the Clackamas high area is now served by two neighborhood middle schools, comparisons are easier for secondary schools, with boundaries that are comparable over the past five years. Also, elementary boundaries were stable from 2005 to 2009, so trends are evident in the years leading up to the boundary changes.

In the Clackamas High feeder system, most schools gained enrollment between 2004-05 and 2008-09, including three of the six elementary schools, led by Happy Valley's gain of 368 students (60 percent). Enrollment at the other three elementary schools, Clackamas, Oregon Trail, and Spring Mountain, changed little during the period. Total elementary school enrollment at CHS feeders grew by 483 students (14 percent) between 2004-05 and 2009-10. Middle schools gained 123 students (12 percent), and CHS gained 357 students (18 percent) between 2004-05 and 2009-10.

Milwaukie High feeder system elementary enrollment fell by 308 students (12 percent) between 2004-05 and 2009-10. In the four years prior to the 2009 closure of Wichita Elementary, all of the MHS feeder system schools experienced declining enrollment except for Lewelling (stable enrollment) and Whitcomb (gain of 60 students, or 10 percent).

Rex Putnam High feeder system elementary enrollment fell by 267 students (12 percent) between 2004-05 and 2009-10. Most Rex Putnam feeder system schools lost enrollment between 2004-05 and 2008-09, with the exception of stable enrollments at Concord and View Acres Elementaries and Rex Putnam High School.

Total enrollments at each of the District's schools from 2004-05 to 2009-10 are shown in Table 12. Enrollment change is calculated for the five year period.

Table 12
Enrollment History for Individual Schools, 2004-05 to 2009-10

	Historic Enrollment						Change 2004-05 to 2009-10	
School	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10		
Clackamas ES	371	370	385	350	362	324	-47	-13%
Duncan ES						500	500	
Happy Valley ES	616	708	761	901	984	604	-12	-2%
Mount Scott ES	451	470	485	473	510	466	15	3%
Oregon Trail ES	790	801	752	742	760	484	-306	-39%
Scouters Mountain ES						440	440	
Spring Mountain ES	579	618	587	550	554	508	-71	-12%
Sunnyside ES	536	543	588	590	607	500	-36	-7%
Happy Valley MS						615	615	
Sunrise MS	1,055	1,131	1,160	1,228	1,185	563	-492	-47%
Clackamas HS	2,005	2,053	2,196	2,271	2,222	2,362	357	18%
CHS Feeder System	6,403	6,694	6,914	7,105	7,184	7,366	963	15%
Ardenwald ES	293	286	273	248	264	470	177	60%
Campbell ES	339	336	296	307	311	313	-26	-8%
Lewelling ES	396	423	414	407	395	382	-14	-4%
Linwood ES	394	352	357	332	346	416	22	6%
Milwaukie ES	320	292	288	270	280	242	-78	-24%
Whitcomb ES	597	598	604	636	657	510	-87	-15%
Wichita ES	302	291	263	249	253	<i>closed</i>	-302	
Rowe MS	789	743	713	740	721	683	-106	-13%
Milwaukie HS	1,378	1,267	1,206	1,136	1,246	1,218	-160	-12%
MHS Feeder System	4,808	4,588	4,414	4,325	4,473	4,234	-574	-12%
Bilquist ES	503	497	473	483	449	450	-53	-11%
Concord ES	342	333	337	326	329	383	41	12%
Oak Grove ES	600	590	580	576	559	514	-86	-14%
Riverside ES	425	422	354	368	363	242	-183	-43%
View Acres ES	432	469	426	438	423	446	14	3%
Alder Creek MS	788	726	720	692	682	698	-90	-11%
Rex Putnam HS	1,404	1,435	1,475	1,418	1,415	1,303	-101	-7%
RPHS Feeder System	4,494	4,472	4,365	4,301	4,220	4,036	-458	-10%
El Puente ES	84	126	177	219	215	221	137	
Milwaukie eSchool		14	26	39	46	23	23	
Riverside Bilingual						57	57	
Sojourner School	179	179	179	181	182	192	13	
New Urban HS		<i>see charters</i>			212	185	185	
Other Programs	17	150	182	40	47	89	72	
District-run Total	15,985	16,223	16,257	16,210	16,579	16,403	418	3%
Cascade Heights			144	170	193	222	222	
Clack. Web Academy	167	317	380	410	448	454	287	
Clack. Middle College	183	120	244	330	317	303	120	
Milw. Academy of Arts		102	163	201	191	196	196	
New Urban HS	188	277	248	248	<i>see district-run</i>		-188	
Charters Total	538	816	1,179	1,359	1,149	1,175	637	118%
Grand Total	16,523	17,039	17,436	17,569	17,728	17,578	1,055	6%

Source: North Clackamas School District

HOUSING DEVELOPMENT AND STUDENT GENERATION

For school districts experiencing growth in their housing stock, understanding the existing demographics of the district is not enough. A common concern of community members and school officials is the impact of new residential development on school enrollment. New housing generally contributes enrollment growth to local schools, but the average number of students in each home is often lower than many people anticipate, and demographic trends in existing homes may either offset or exacerbate the enrollment gains from new housing. Also, the impacts vary by the characteristics of the new housing. In this section, we present estimates of student generation for different types of housing in the NCSD. These estimates help to inform the enrollment forecasts, and they can be used by District staff on an *ad hoc* basis to estimate potential student generation from future developments as they are proposed or approved.

We estimated the Fall 2009 number of students per housing unit in a geographic information system (GIS), matching student addresses with tax lots and their associated attributes. Student records contain no personally identifiable data such as names or birth dates, and the information is reported only in aggregate or summary form, such as in the tables in this section. Attribute data from the Clackamas County tax assessor's office provided information including whether each tax lot included a home, the year that the home was built, the type of home, and the lot size. Additional information from Metro allowed us to identify multi-family properties and their unit counts.

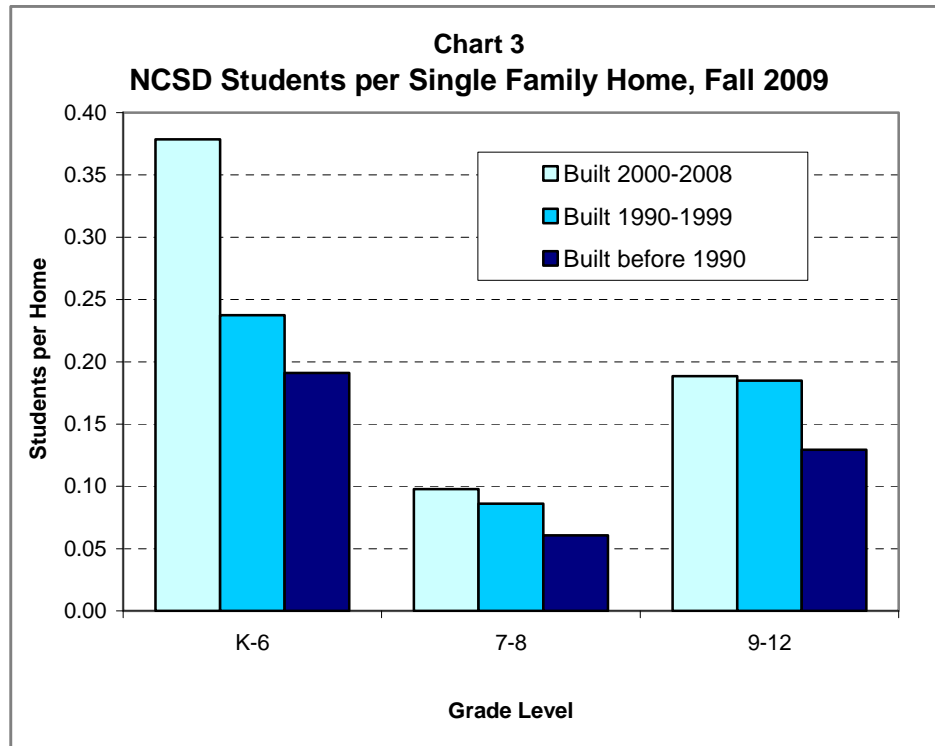
For District homes built between 2000 and 2008, the average number of NCSD K-12 students per home was 0.66, about two students in every three homes. The rates are higher than those we have measured for new single family homes in recent studies for other area school districts.⁵ Homes built in the 1990s had about the same number of high school students as newer homes, but fewer elementary and middle school students and a lower K-12 average of 0.51. Homes built before 1990 housed even fewer students on average — 0.38 NCSD K-12 students per home.

⁵For example, 0.51 in the Tigard-Tualatin School District, 0.48 in the Oregon City School District, and 0.57 in the Canby School District.

Table 13 includes these rates by age of single family home as well as rates for other types of homes. In the most recent decade, a growing number of lots in new subdivisions are designed for attached or nearly attached row homes. A few hundred had been built by 2008, generating fewer than half as many NCSD students per home (0.29) as detached homes built at about the same time (0.69). Among other types of housing, rental apartments had higher student generation rates (0.27) than condominium units (0.07) or manufactured homes (0.19).

<p>Table 13 Average Number of NCSD Students per Home, Fall 2009 By Housing Type and Grade Level</p>				
	Grade Level			
	K-6	7-8	9-12	K-12
Single family homes built 2000-2008	0.38	0.10	0.19	0.66
<i>detached homes built 2000-2008</i>	<i>0.39</i>	<i>0.10</i>	<i>0.20</i>	<i>0.69</i>
<i>row homes built 2000-2008</i>	<i>0.16</i>	<i>0.05</i>	<i>0.07</i>	<i>0.29</i>
Single family homes built 1990-1999	0.24	0.09	0.19	0.51
Single family homes built before 1990	0.19	0.06	0.13	0.38
Condominiums	0.04	0.01	0.02	0.07
Apartments	0.15	0.04	0.08	0.27
Manufactured homes in M.H. Parks	0.10	0.03	0.06	0.19
<p><i>Source: Data compiled by PSU-PRC, using NCSD student data, geographic shape files from Clackamas County GIS, tax lot attribute data from Clackamas County Assessor's Office, and a multi-family housing inventory from Metro.</i></p>				

The student generation rates shown in Chart 3 illustrate the “aging in place” that occurs in single family homes. On average, homes that are 10-20 years old have fewer young children than homes that are less than 10 years old. As the older children graduate from high school, the homes built in the 1990s will soon have even fewer K-12 residents, much like the homes built before 1990 that are now more than 20 years old. Although younger families may eventually occupy the older homes, owner-occupied homes turn over to new owners very gradually, and household composition of existing homes tends to be more diverse than the families with children who are well represented among buyers of new tract homes.

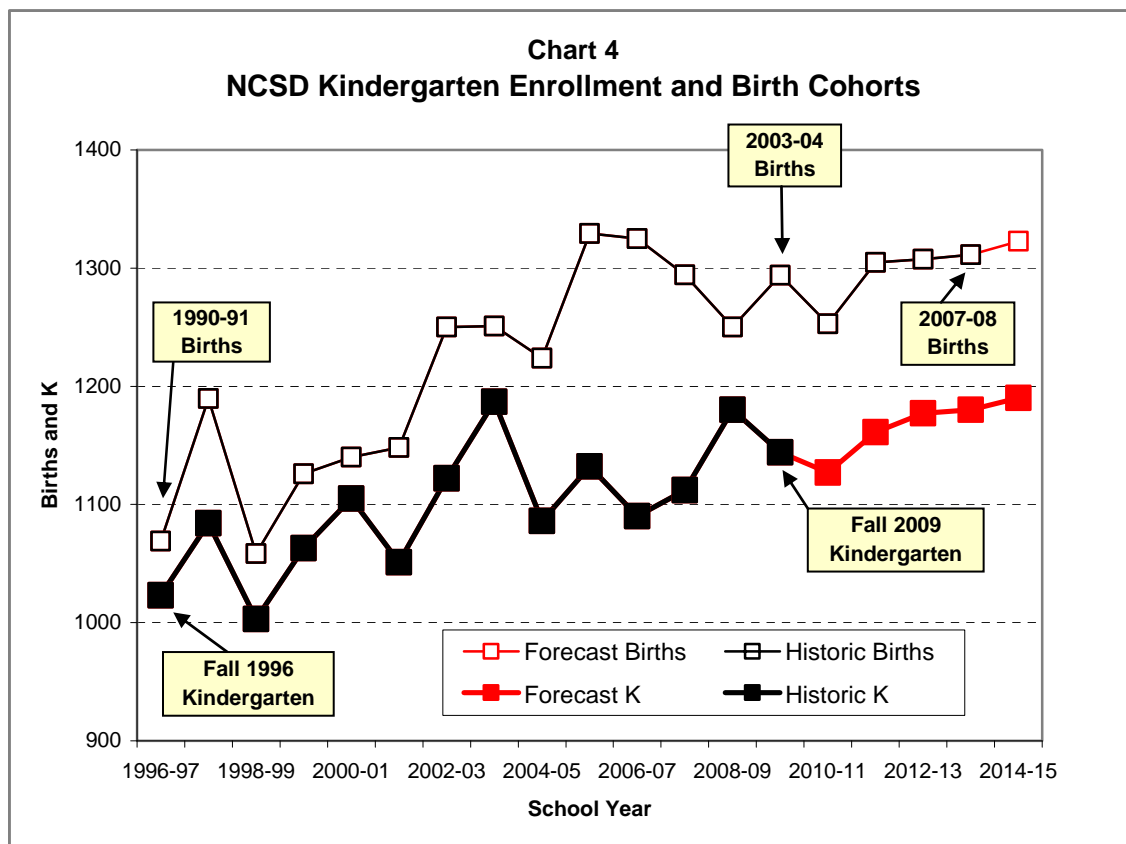


ENROLLMENT FORECASTS

District-wide Enrollment Forecast

These enrollment forecasts rely primarily on input from three general sources of information: births, recent enrollment history, and housing development data. In the model used to produce the forecast, we base assumptions about future migration levels on recent migration trends and the level of housing growth expected in the future.

Births to women residing within the specific boundaries of the District were estimated for the years 1990 to 2007, using individual birth records obtained through a data use agreement with the Oregon Center for Health Statistics. This data provides a closer spatial and chronological fit than the annual data published by zip code, as births can be grouped by school attendance area and by grade cohort (September to August). Chart 4



shows the relationship between the number of births in the District and the kindergarten class sizes five years later. For example, the Fall 1996 kindergarten class is aligned with the September 1990 to August 1991 births. Between Fall 1996 and Fall 2000, there were an average of 95 NCSD kindergarten students each year for every 100 births in the cohort, indicating net in-migration that nearly compensated for the share of residents not enrolled in NCSD kindergartens. Since Fall 2001, the ratio of kindergarten enrollment to lagged births has averaged about 89 percent. The most recent census data from 2000 indicates that about 80 percent of kindergarten residents enroll in NCSD schools, so migration is still contributing to kindergarten enrollment, though not as much as in the late 1990s.

Kindergarten enrollment fell between Fall 2008 and Fall 2009, in spite of an increase in births between 2002-03 and 2003-04, the third consecutive year that the kindergarten trend has opposed the birth trend in the cohort. However, the long term trend of slowly increasing kindergarten class sizes generally followed the long term increase in births since 1996-97. Based on the relationship between District births and subsequent kindergarten class size, the number of NCSD kindergartners is forecast to decrease in 2010-11, and then increase slightly for the remainder of the forecast.

Several years of recent NCSD enrollment history were evaluated to develop initial grade progression rates (GPRs) for the forecast. The GPR is the ratio of enrollment in a specific grade in one year to the enrollment of the same age cohort in the previous year. For example, the number of students enrolled in second grade this year divided by the number of students enrolled in first grade last year. Rates for some grades may be consistently high, indicating that new students are entering the District from private schools. For this reason, it is common to see higher GPRs for the K-1st and 8th-9th grade transitions. In grades 10, 11, or 12, low GPRs can indicate that students are leaving high school or being retained at lower grade levels. But for most elementary grades, if the population entering and leaving the District is in balance and there is not widespread grade retention, one can expect GPRs very close to 1.00.

GPRs observed for elementary grades between Fall 2008 and Fall 2009 reveal that net migration at the elementary level was close to zero. In other words, the number of students in 2nd through 6th grade in Fall 2009 was nearly identical to the number of students in 1st through 5th grade in Fall 2008; the number of students entering and leaving District schools was in balance. This contrasts with most previous years when the District gained students due to net migration.

Forecast GPRs for the 2010-11 to 2014-15 school years reflect the expectation of modest growth due to net migration, but at generally lower rates than the average of the previous five years, which includes the current slowdown. Table 19 compares the average GPRs in the enrollment forecast with the observed average of the previous five years. In the first year, 2010-11, forecast grade progression rates are similar to the 2009-10 rates. They gradually increase during the forecast period, reflecting the expectation that regional housing demand will increase and the many unsold homes and vacant improved lots will make the District a logical destination for a big share of the growth.

Table 14 Average Grade Progression Rates* NCSD, Historic and Forecast		
Grade Transition	Historic 2004-05 to 2009-10	Forecast 2009-10 to 2014-15
K-1	1.12	1.10
1-2	1.01	1.02
2-3	1.01	1.00
3-4	1.03	1.02
4-5	1.03	1.02
5-6	1.03	1.03
6-7	1.02	1.02
7-8	1.01	1.01
8-9	1.08	1.06
9-10	1.00	1.00
10-11	1.00	1.01
11-12	1.03	1.01
<i>*Ratio of enrollment in an individual grade to enrollment in the previous grade the previous year. The figures are averages for each period.</i>		

Total K-12 enrollment is forecast to fall again next year, remain stable in 2011-12, and then grow in the remaining three years of the forecast. Enrollment in Fall 2014 is 444 students (2.5 percent) higher than Fall 2009 enrollment. Most of the forecast growth is concentrated at the elementary level. In spite of a 107 student decline forecast for 2010-11, elementary enrollments gain a net of 343 students between 2009-10 and 2014-15. Secondary enrollments are expected to grow very little. This forecast shows a net increase of only 22 students in middle school and 79 students in high school in the next five years.

Table 15 contains grade level forecasts for the North Clackamas School District for each year from 2010-11 to 2014-15. The forecasts are also summarized by grade level groups (K-6, 7-8, and 9-12). The table includes six years of historic enrollment figures to facilitate comparison between historic and forecast enrollment change by single year and five year increments.

Table 15

North Clackamas School District, Enrollment History and Forecasts, 2004-05 to 2014-15

Historic Enrollment ¹							Forecast Enrollment ¹				
Grade	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
K	1,086	1,132	1,090	1,112	1,180	1,144	1,127	1,161	1,177	1,180	1,190
1	1,269	1,240	1,263	1,220	1,214	1,246	1,219	1,215	1,297	1,315	1,318
2	1,257	1,272	1,234	1,303	1,255	1,238	1,271	1,249	1,245	1,329	1,347
3	1,169	1,260	1,267	1,255	1,317	1,242	1,231	1,276	1,257	1,253	1,338
4	1,280	1,201	1,285	1,297	1,325	1,303	1,241	1,252	1,304	1,284	1,280
5	1,252	1,301	1,237	1,329	1,323	1,309	1,300	1,249	1,284	1,337	1,316
6	1,228	1,321	1,359	1,277	1,327	1,345	1,331	1,317	1,290	1,326	1,381
7	1,337	1,259	1,348	1,391	1,302	1,351	1,369	1,357	1,346	1,319	1,355
8	1,331	1,359	1,292	1,337	1,420	1,319	1,369	1,386	1,376	1,365	1,337
9	1,447	1,383	1,529	1,399	1,414	1,434	1,358	1,435	1,478	1,467	1,455
10	1,439	1,431	1,442	1,485	1,418	1,424	1,444	1,362	1,441	1,484	1,473
11	1,278	1,362	1,445	1,477	1,521	1,455	1,461	1,480	1,364	1,443	1,486
12	1,070	1,294	1,443	1,476	1,491	1,488	1,438	1,455	1,503	1,385	1,466
UN ²	80	224	202	211	221	280	280	280	280	280	280
Total	16,523	17,039	17,436	17,569	17,728	17,578	17,439	17,474	17,642	17,767	18,022
One Year Change:	516 (3.1%)	397 (2.3%)	133 (0.8%)	159 (0.9%)	-150 (-0.8%)		-139 (-0.8%)	35 (0.2%)	168 (1.0%)	125 (0.7%)	255 (1.4%)
Five Year Change:					1055 (6.4%)						444 (2.5%)
K-6	8,541	8,727	8,735	8,793	8,941	8,827	8,720	8,719	8,854	9,024	9,170
One Year Change:	186 (2.2%)	8 (0.1%)	58 (0.7%)	148 (1.7%)	-114 (-1.3%)		-107 (-1.2%)	-1 (0.0%)	135 (1.5%)	170 (1.9%)	146 (1.6%)
Five Year Change:					286 (3.3%)						343 (3.9%)
7-8	2,668	2,618	2,640	2,728	2,722	2,670	2,738	2,743	2,722	2,684	2,692
One Year Change:	-50 (-1.9%)	22 (0.8%)	88 (3.3%)	-6 (-0.2%)	-52 (-1.9%)		68 (2.5%)	5 (0.2%)	-21 (-0.8%)	-38 (-1.4%)	8 (0.3%)
Five Year Change:					2 (0.1%)						22 (0.8%)
9-12	5,234	5,470	5,859	5,837	5,844	5,801	5,701	5,732	5,786	5,779	5,880
One Year Change:	236 (4.5%)	389 (7.1%)	-22 (-0.4%)	7 (0.1%)	-43 (-0.7%)		-100 (-1.7%)	31 (0.5%)	54 (0.9%)	-7 (-0.1%)	101 (1.7%)
Five Year Change:					567 (10.8%)						79 (1.4%)

1. Includes enrollment at charter schools.

2. "UN" is ungraded special education, not included in K-6, 7-8, and 9-12 totals.

Historic: North Clackamas School District, Fall enrollment.

Forecast: Population Research Center, Portland State University, February 2010.

Individual School Forecasts

Forecasts are prepared for individual schools under a scenario in which the 2009-10 boundaries and grade configurations remain constant. Since boundaries just changed prior to the current year, it may not be necessary to change them again in the short term future, but program changes, school choice policies, or other decisions about individual schools and the students they serve could impact enrollment in ways that these forecasts do not anticipate. The individual school forecasts depict what future enrollments might be if today's facilities, programs, and boundaries were unchanged.

The methodology for the individual school forecasts relies on unique sets of grade progression rates for each school and the ratio of kindergarten enrollment to lagged births within the school's attendance area. New kindergarten classes are based on the number of births and a ratio that incorporates the expected level of migration between birth and age five as well as the public school "capture" rate. Subsequent grades are forecast using GPRs based initially on recent rates and adjusted based on expected levels of housing growth. The final forecasts for individual schools are controlled to match the district-wide forecasts.

Normally, the model would incorporate long-term trends in kindergarten enrollment and grade progressions for individual schools, but that was not possible because of the 2009 boundary changes. We have matched students by resident address for the past three years, allowing for aggregation to the new attendance areas, which is helpful since most NCSD students attend their neighborhood schools. However, the individual school forecasts should be used with caution due to the uncertainty introduced by new boundaries, new schools, and one school closure.

In the past five years new charter schools and other district-run schools and programs serving the entire District have opened, giving families new options other than their neighborhood school. There may be additional changes in district-wide options in the next five years, but none are confirmed at this time. Therefore, relatively little change is forecast among the non-neighborhood schools. The only significant changes modeled for

these schools are that Riverside Bilingual School will continue to add a grade each year until it serves grades K-6 in 2014-15, and that El Puente will continue to admit just one new kindergarten class each year, gradually decreasing its enrollment.

The neighborhood schools continue the recent pattern of enrollment gains in the CHS feeder system and losses in the MHS and RPHS feeder systems. Although total district-wide growth slows in the forecast, the CHS feeder system schools gain 816 students in the next five years, almost as many as they did in the past five years (963), and the MHS and RPHS feeder systems lose fewer students than they did. The MHS schools lose 264 students (compared with 574 previously) and the RPHS schools lose 216 students (compared with 458 students previously). After 2012-13, the MHS and RPHS aggregate feeder system enrollment totals are nearly stable.

Table 16 presents the enrollment forecasts for each school, grouped by school level. Profiles in the Appendix for each school include enrollment history and forecasts, school capacities, and housing development information for the school's attendance area.

Table 16
Enrollment Forecasts for Individual Schools, 2010-11 to 2014-15

School	Historic	Forecast					Change 2009-10 to 2014-15	
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Number	Percent
Clackamas ES	324	330	330	336	344	349	25	8%
Duncan ES	500	503	520	531	530	541	41	8%
Happy Valley ES	604	608	610	617	630	635	31	5%
Mount Scott ES	466	476	492	505	522	543	77	17%
Oregon Trail ES	484	494	491	501	520	552	68	14%
Scouters Mountain ES	440	442	454	486	508	520	80	18%
Spring Mountain ES	508	506	520	550	565	583	75	15%
Sunnyside ES	500	500	504	495	511	518	18	4%
Happy Valley MS	615	667	650	649	669	713	98	16%
Sunrise => Rock Creek MS	563	585	613	659	662	623	60	11%
Clackamas HS	2,362	2,343	2,388	2,428	2,450	2,605	243	10%
CHS Feeder System	7,366	7,454	7,572	7,757	7,911	8,182	816	11%
Ardenwald ES	470	445	429	433	439	449	-21	-4%
Campbell ES	313	303	307	300	307	311	-2	-1%
Lewelling ES	382	368	353	350	354	349	-33	-9%
Linwood ES	416	412	388	387	393	394	-22	-5%
Milwaukie ES	242	232	221	214	214	220	-22	-9%
Whitcomb ES	510	481	490	514	523	522	12	2%
Rowe MS	683	671	681	672	630	622	-61	-9%
Milwaukie HS	1,218	1,167	1,159	1,136	1,105	1,103	-115	-9%
MHS Feeder System	4,234	4,079	4,028	4,006	3,965	3,970	-264	-6%

table continued on next page

Table 16 (continued)
Enrollment Forecasts for Individual Schools, 2010-11 to 2014-15

	Historic	Forecast					Change 2009-10 to 2014-15	
School	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Number	Percent
Bilquist ES	450	432	421	420	413	411	-39	-9%
Concord ES	383	381	372	374	387	383	0	0%
Oak Grove ES	514	503	492	490	503	505	-9	-2%
Riverside ES	242	226	224	231	226	228	-14	-6%
View Acres ES	446	420	420	433	443	456	10	2%
Alder Creek MS	698	699	673	603	576	587	-111	-16%
Rex Putnam HS	1,303	1,279	1,275	1,314	1,302	1,250	-53	-4%
RPHS Feeder System	4,036	3,940	3,877	3,865	3,850	3,820	-216	-5%
El Puente ES	221	223	222	206	191	179	-42	-19%
Milwaukie eSchool	23	23	23	23	23	23	0	0%
Riverside Bilingual	57	82	108	131	154	177	120	211%
Sojourner School	192	190	188	187	184	182	-10	-5%
New Urban HS	185	173	172	171	185	185	0	0%
Other Programs	89	89	89	89	89	89	0	0%
District-run Total	16,403	16,253	16,279	16,435	16,552	16,807	404	2%
Cascade Heights	222	222	222	222	222	222	0	0%
Clack. Web Academy	454	459	469	482	490	490	36	8%
Clack. Middle College	303	303	303	303	303	303	0	0%
Milw. Academy of Arts	196	202	201	200	200	200	4	2%
Charters Total	1,175	1,186	1,195	1,207	1,215	1,215	40	3%
Grand Total	17,578	17,439	17,474	17,642	17,767	18,022	444	3%

Historic Enrollment: North Clackamas School District

Forecast: Population Research Center, Portland State University, February 2010.

FORECAST ACCURACY

In these forecasts, district-wide elementary enrollments are expected to grow by 343 students in the five year forecast period, more than in the most recent five years. District secondary enrollments are expected to change very little. However, forecasts should be understood to represent a range of outcomes even though discrete numbers are provided.

In general, forecast error varies according to the size of the population being forecast and the length of the forecast horizon. The smaller the population and the longer the forecast period, the larger the error is likely to be. In particular, the school level forecasts depend on assumptions about the distribution of housing and population growth in small areas within the District over a five year period, so they should be used as only one of many tools in the planning process. The grade level forecasts are also subject to larger error than the total K-12 enrollments.

Due to the nature of forecasting, there is no way to estimate a confidence interval as one might for data collected from a survey. The best way to measure potential forecast error is to compare actual enrollments with previous forecasts that were conducted using similar data and methodologies. In Table 17, the actual NCSD enrollment by grade level in Fall 2009 is compared with the 2009-10 forecasts that were prepared two years earlier, as well as those prepared four years earlier. Total K-12 enrollment was 129 students lower than what was forecast two years ago — an error of seven tenths of one percent. Errors in forecasts for individual grades are as high as five percent. As a measure of average error for grade levels and for individual school enrollments, the table includes the mean absolute percent error (MAPE) in the table. The grade level MAPE for the two year forecast was 2.4 percent. The four year forecasts for 2009-10 were prepared in early 2006, in the midst of the District's biggest housing boom, when plans for thousands of new home sites were on the drawing boards. Slower growth and enrollment decline were very unlikely scenarios in that environment, so that forecast predicted about 700 more students (four percent) than were actually enrolled in 2009-10.

Table 17
Fall 2009 Enrollment Compared to Previous Forecasts
By Grade Level

Grade	Actual	Two year forecast ¹			Four year forecast ²		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error
K	1,144	1,134	-10	-0.9%	1096	-48	-4.2%
1	1,246	1,216	-30	-2.4%	1215	-31	-2.5%
2	1,238	1,258	20	1.6%	1298	60	4.8%
3	1,242	1,257	15	1.2%	1353	111	8.9%
4	1,303	1,353	50	3.8%	1385	82	6.3%
5	1,309	1,329	20	1.5%	1411	102	7.8%
6	1,345	1,388	43	3.2%	1477	132	9.8%
7	1,351	1,409	58	4.3%	1483	132	9.8%
8	1,319	1,325	6	0.5%	1423	104	7.9%
9	1,434	1,509	75	5.2%	1606	172	12.0%
10	1,424	1,413	-11	-0.8%	1555	131	9.2%
11	1,455	1,391	-64	-4.4%	1392	-63	-4.3%
12	1,488	1,514	26	1.7%	1341	-147	-9.9%
UN²	280	211	-69		255	-25	
Total	17,578	17,707	129	0.7%	18,290	712	4.1%
MAPE³				2.4%			7.0%

1. Forecast for 2009-10 by PSU-PRC, baseline 2007-08 enrollment, August 2008

2. Forecast for 2009-10 by Dr. Judith A. Barmack, baseline 2005-06 enrollment, February 2006

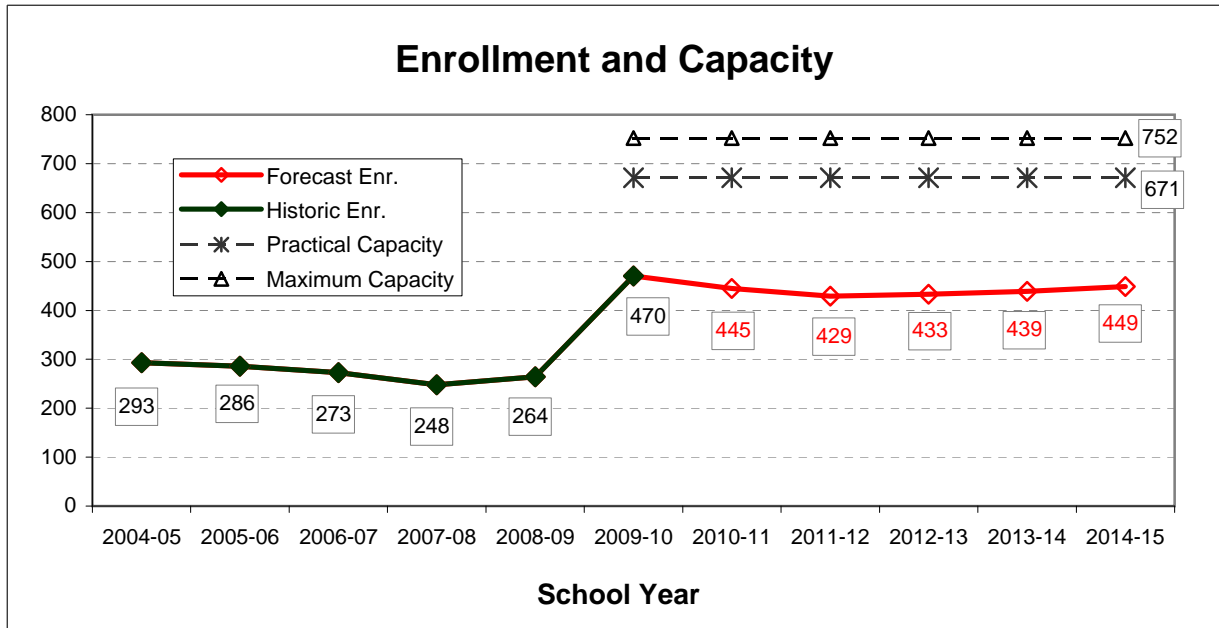
3. Mean absolute percent error for individual grades K-12.

Because of the uncertainties of forecasts described in this section, it is important to monitor the results and update the forecast as new information becomes available. New information may be school enrollment data, new census data, a resurgence of new housing development, or land use changes that may result in housing or economic growth that differs significantly from recent and current trends.

APPENDIX

ENROLLMENT, CAPACITY, AND HOUSING PROFILES FOR INDIVIDUAL SCHOOLS

Ardenwald Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the Lewelling attendance area being reassigned to Ardenwald.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	293	470	445	429	433	439	449
Five Year Change		177					-21

Estimated Housing Stock	
Single Family Homes	2,114
Built before 1990	1,919
Built 1990 to 1999	161
Built 2000	3
Built 2001	4
Built 2002	1
Built 2003	7
Built 2004	4
Built 2005	5
Built 2006	4
Built 2007	4
Built 2008	2
Multiple Family Units ¹	501
Manufactured Homes ²	25
Senior Housing	0
Total	2,640

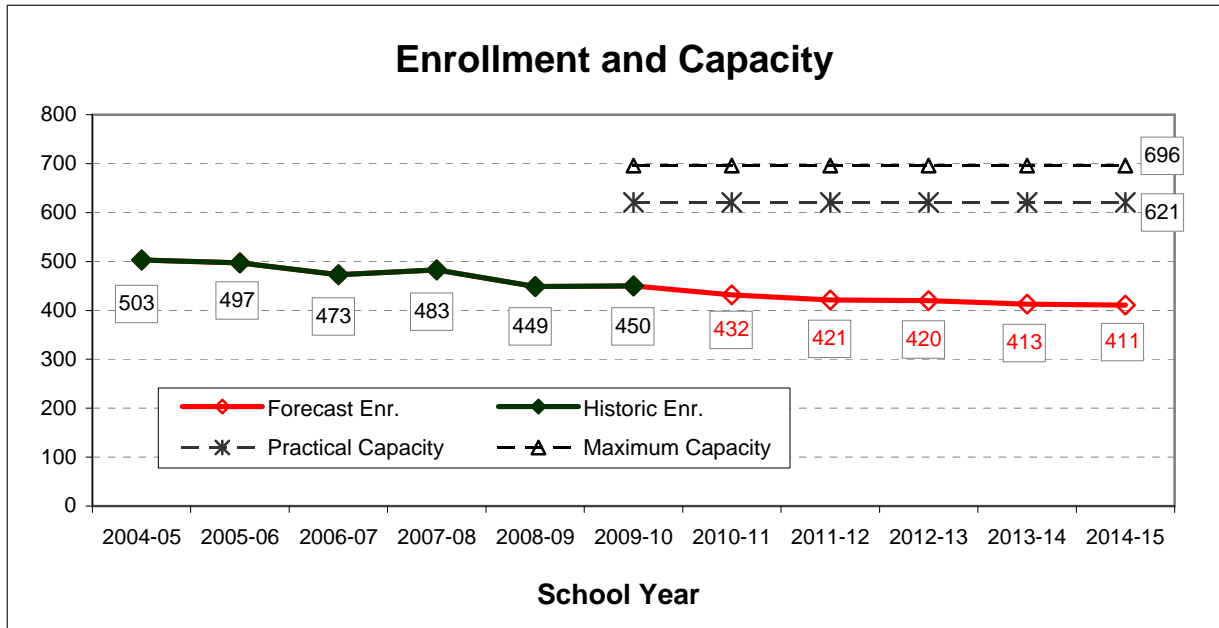
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	0	0
2007	0	0
2008	0	0
2009	0	0
Total	0	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Bilquist Elementary School Enrollment and Housing Profile



Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	503	450	432	421	420	413	411
Five Year Change		-53					-39

Estimated Housing Stock	
Single Family Homes	1,812
Built before 1990	1,580
Built 1990 to 1999	99
Built 2000	31
Built 2001	17
Built 2002	22
Built 2003	5
Built 2004	6
Built 2005	10
Built 2006	34
Built 2007	6
Built 2008	2
Multiple Family Units ¹	104
Manufactured Homes ²	402
Senior Housing	0
Total	2,318

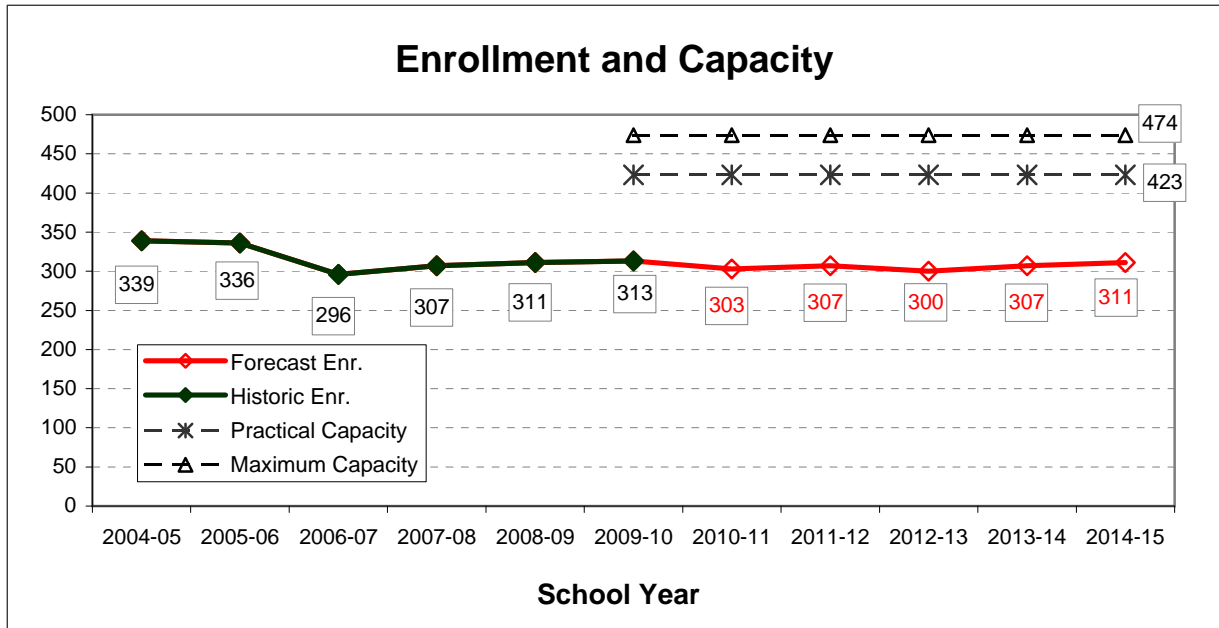
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	24	0
2006	27	0
2007	0	0
2008	11	0
2009	0	0
Total	62	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Campbell Elementary School Enrollment and Housing Profile



Note: Wichita Elementary closed in 2009 and a portion of its attendance area was reassigned to Campbell.

Enrollment History and Forecast							
	History		Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	339	313	303	307	300	307	311
Five Year Change		-26					-2

Estimated Housing Stock	
Single Family Homes	1,731
Built before 1990	1,602
Built 1990 to 1999	96
Built 2000	3
Built 2001	1
Built 2002	5
Built 2003	3
Built 2004	2
Built 2005	4
Built 2006	7
Built 2007	8
Built 2008	0
Multiple Family Units ¹	332
Manufactured Homes ²	85
Senior Housing	0
Total	2,148

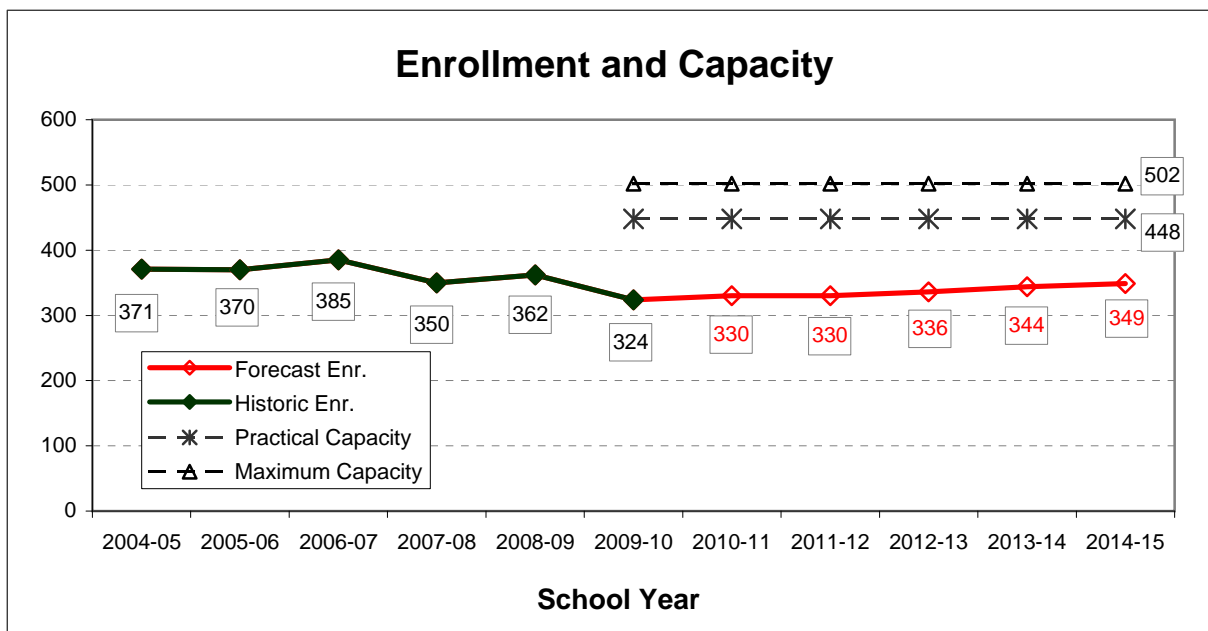
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	0	0
2007	0	0
2008	0	0
2009	0	0
Total	0	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-PRC based on data from Clackamas County and Metro; New Development, PSU-PRC based on information from cities and county.

Clackamas Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the attendance area being reassigned to Duncan Elementary.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	371	324	330	330	336	344	349
Five Year Change		-47					25

Estimated Housing Stock	
Single Family Homes	440
Built before 1990	216
Built 1990 to 1999	204
Built 2000	2
Built 2001	1
Built 2002	3
Built 2003	1
Built 2004	1
Built 2005	2
Built 2006	3
Built 2007	3
Built 2008	4
Multiple Family Units ¹	1,287
Manufactured Homes ²	396
Senior Housing	0
Total	2,123

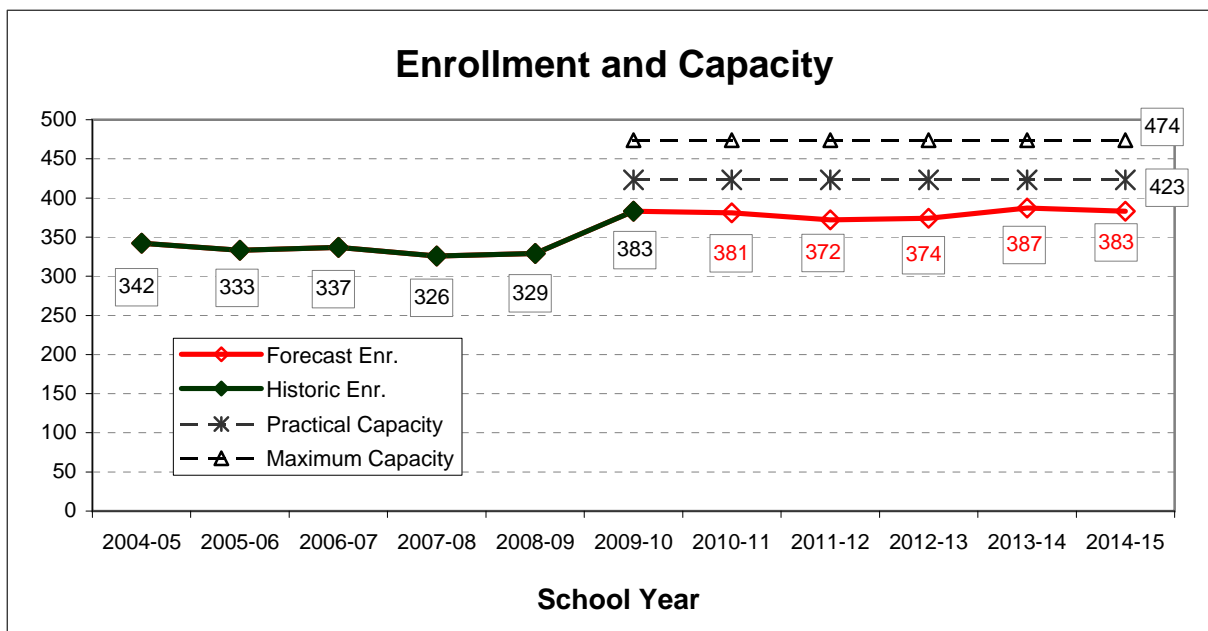
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	0	0
2007	0	0
2008	0	0
2009	0	0
Total	0	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Concord Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the Riverside attendance area being reassigned to Concord.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	342	383	381	372	374	387	383
Five Year Change		41					0

Estimated Housing Stock	
Single Family Homes	1,869
Built before 1990	1,503
Built 1990 to 1999	219
Built 2000	6
Built 2001	9
Built 2002	36
Built 2003	48
Built 2004	18
Built 2005	14
Built 2006	4
Built 2007	11
Built 2008	1
Multiple Family Units ¹	713
Manufactured Homes ²	198
Senior Housing	132
Total	2,912

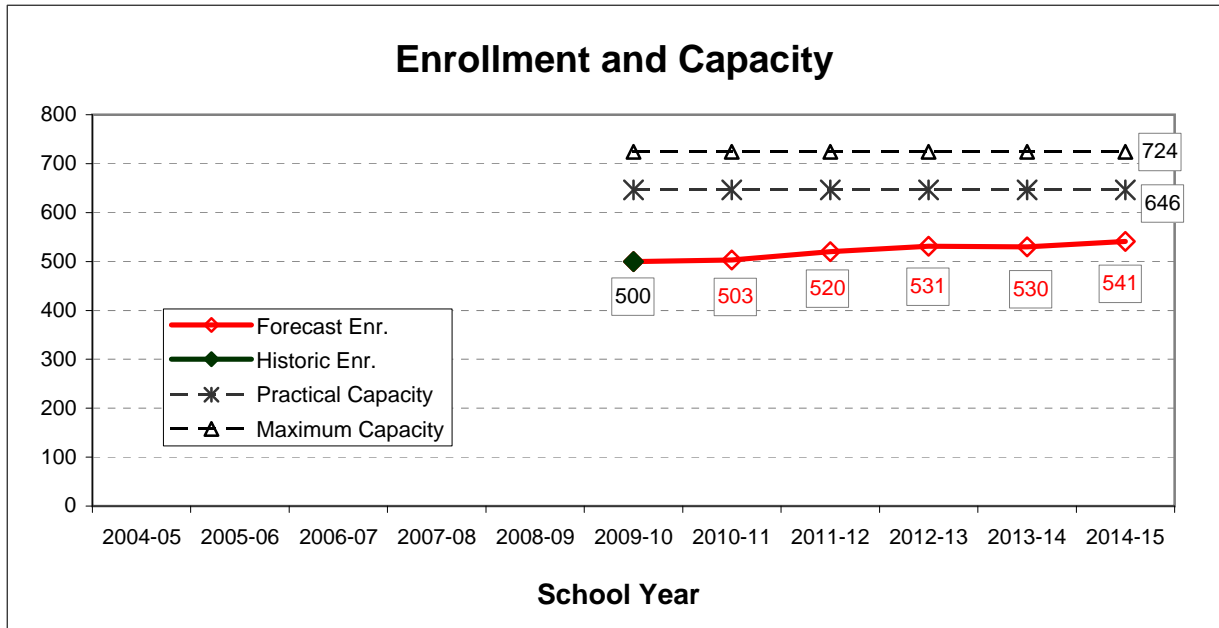
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	7	0
2007	19	0
2008	0	0
2009	5	0
Total	31	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Duncan Elementary School Enrollment and Housing Profile



Note: Duncan Elementary School opened in 2009. Portions of the Clackamas and Oregon Trail attendance areas were reassigned to Duncan.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	0	500	503	520	531	530	541
Five Year Change		500					41

Estimated Housing Stock	
Single Family Homes	1,534
Built before 1990	677
Built 1990 to 1999	296
Built 2000	111
Built 2001	68
Built 2002	11
Built 2003	11
Built 2004	77
Built 2005	86
Built 2006	26
Built 2007	74
Built 2008	97
Multiple Family Units ¹	228
Manufactured Homes ²	638
Senior Housing	0
Total	2,400

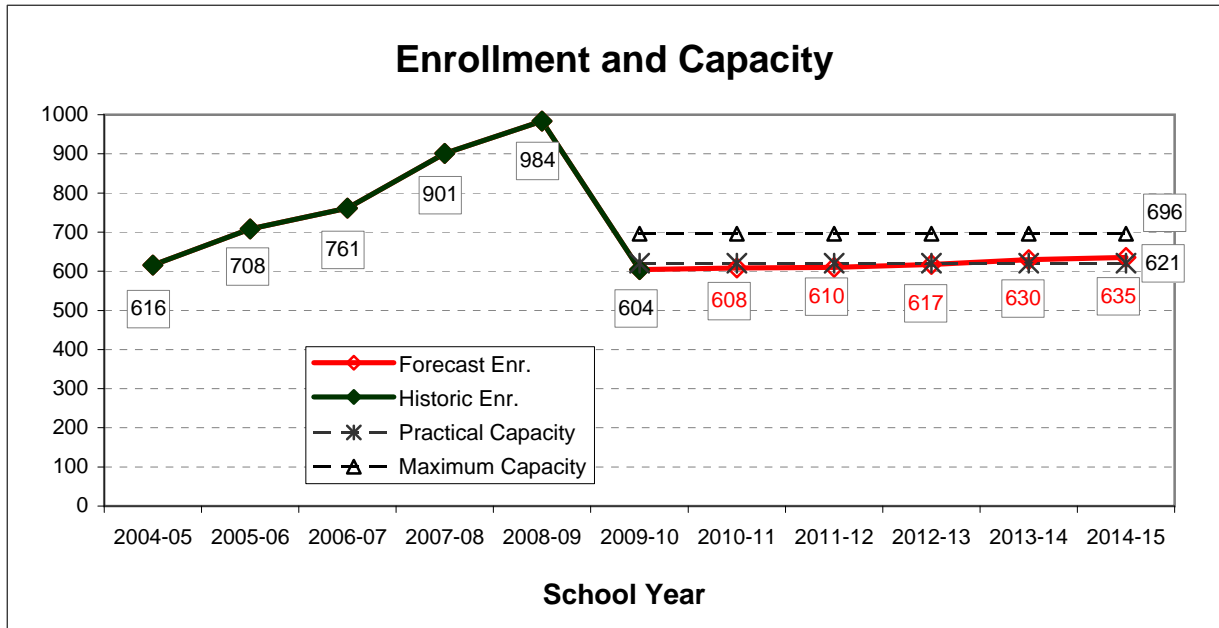
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	414	0
2006	13	228
2007	6	0
2008	6	0
2009	0	0
Total	439	228

*Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.*

Happy Valley Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the attendance area being reassigned to Scouters Mountain Elementary.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	616	604	608	610	617	630	635
Five Year Change		-12					31

Estimated Housing Stock	
Single Family Homes	1,767
Built before 1990	511
Built 1990 to 1999	539
Built 2000	49
Built 2001	104
Built 2002	117
Built 2003	143
Built 2004	142
Built 2005	70
Built 2006	51
Built 2007	39
Built 2008	2
Multiple Family Units ¹	0
Manufactured Homes ²	0
Senior Housing	0
Total	1,767

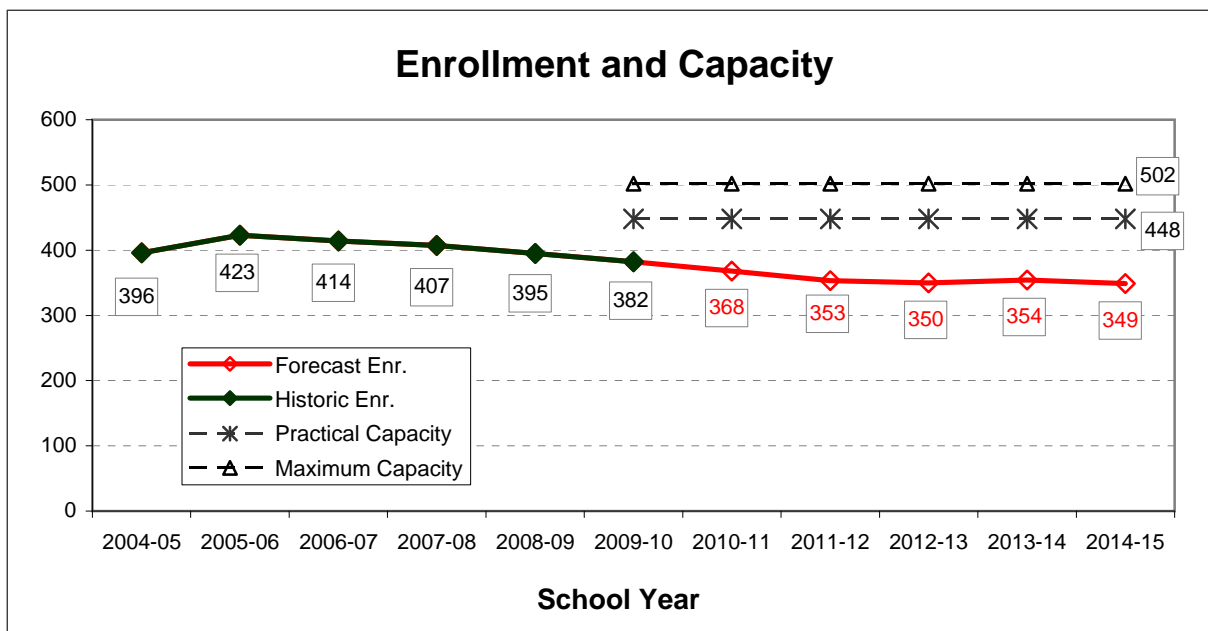
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	13	0
2006	14	0
2007	9	0
2008	0	0
2009	0	0
Total	36	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Lewelling Elementary School Enrollment and Housing Profile



Note: Wichita Elementary closed in 2009 and a portion of its attendance area was reassigned to Lewelling. At the same time a portion of Lewelling's attendance area was reassigned to Ardenwald and a portion of Whitcomb's attendance area was reassigned to Lewelling.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	396	382	368	353	350	354	349
Five Year Change		-14					-33

Estimated Housing Stock	
Single Family Homes	1,206
Built before 1990	1,124
Built 1990 to 1999	48
Built 2000	4
Built 2001	3
Built 2002	3
Built 2003	6
Built 2004	6
Built 2005	7
Built 2006	3
Built 2007	2
Built 2008	0
Multiple Family Units ¹	710
Manufactured Homes ²	315
Senior Housing	77
Total	2,308

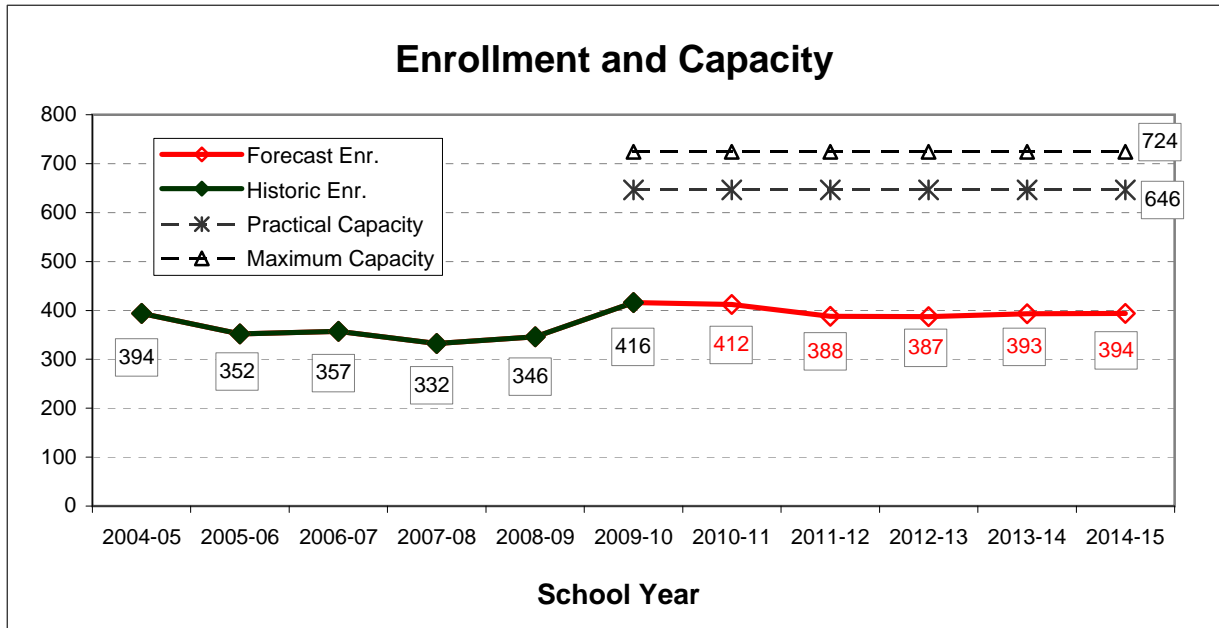
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	0	0
2007	0	0
2008	0	0
2009	0	0
Total	0	0

*Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.*

Linwood Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of Whitcomb's attendance area being reassigned to Linwood.

Enrollment History and Forecast							
	History		Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	394	416	412	388	387	393	394
Five Year Change		22					-22

Estimated Housing Stock	
Single Family Homes	1,133
Built before 1990	1,103
Built 1990 to 1999	23
Built 2000	1
Built 2001	2
Built 2002	1
Built 2003	0
Built 2004	0
Built 2005	0
Built 2006	0
Built 2007	3
Built 2008	0
Multiple Family Units ¹	1,349
Manufactured Homes ²	0
Senior Housing	0
Total	2,482

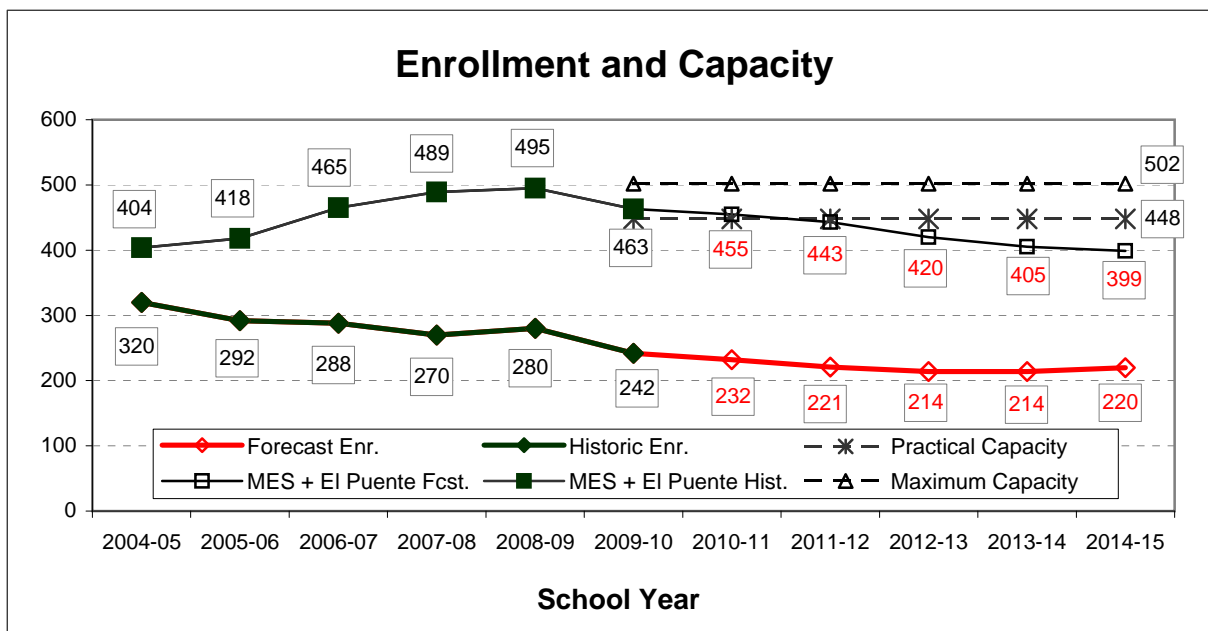
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	0	0
2007	0	0
2008	0	0
2009	0	0
Total	0	0

*Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.*

Milwaukie Elementary School Enrollment and Housing Profile



Note: El Puente Bilingual School shares the Milwaukie Elementary School facility.

Enrollment History and Forecast							
	History		Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	320	242	232	221	214	214	220
Five Year Change		-78					-22

Estimated Housing Stock	
Single Family Homes	1,385
Built before 1990	1,073
Built 1990 to 1999	247
Built 2000	6
Built 2001	7
Built 2002	3
Built 2003	5
Built 2004	25
Built 2005	3
Built 2006	13
Built 2007	2
Built 2008	1
Multiple Family Units ¹	1,438
Manufactured Homes ²	0
Senior Housing	0
Total	2,823

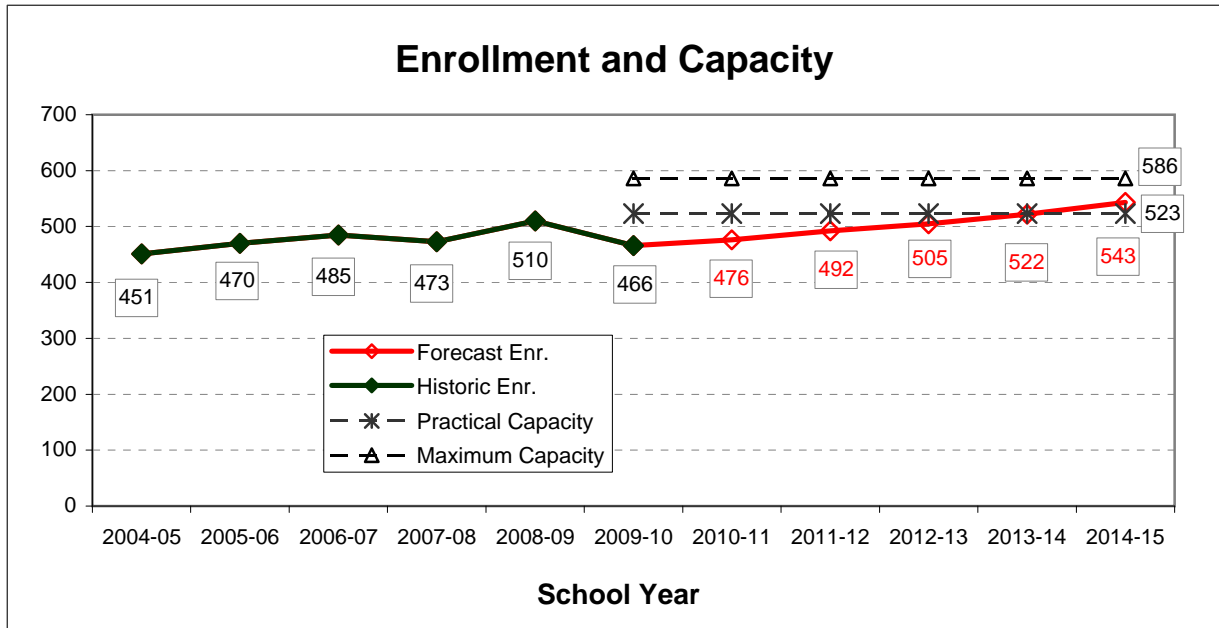
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	0	0
2007	0	76
2008	0	0
2009	0	0
Total	0	76

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Mount Scott Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the attendance area being reassigned to Spring Mountain Elementary.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	451	466	476	492	505	522	543
Five Year Change		15					77

Estimated Housing Stock	
Single Family Homes	1,708
Built before 1990	904
Built 1990 to 1999	265
Built 2000	34
Built 2001	17
Built 2002	27
Built 2003	22
Built 2004	80
Built 2005	214
Built 2006	42
Built 2007	64
Built 2008	39
Multiple Family Units ¹	1,170
Manufactured Homes ²	0
Senior Housing	0
Total	2,878

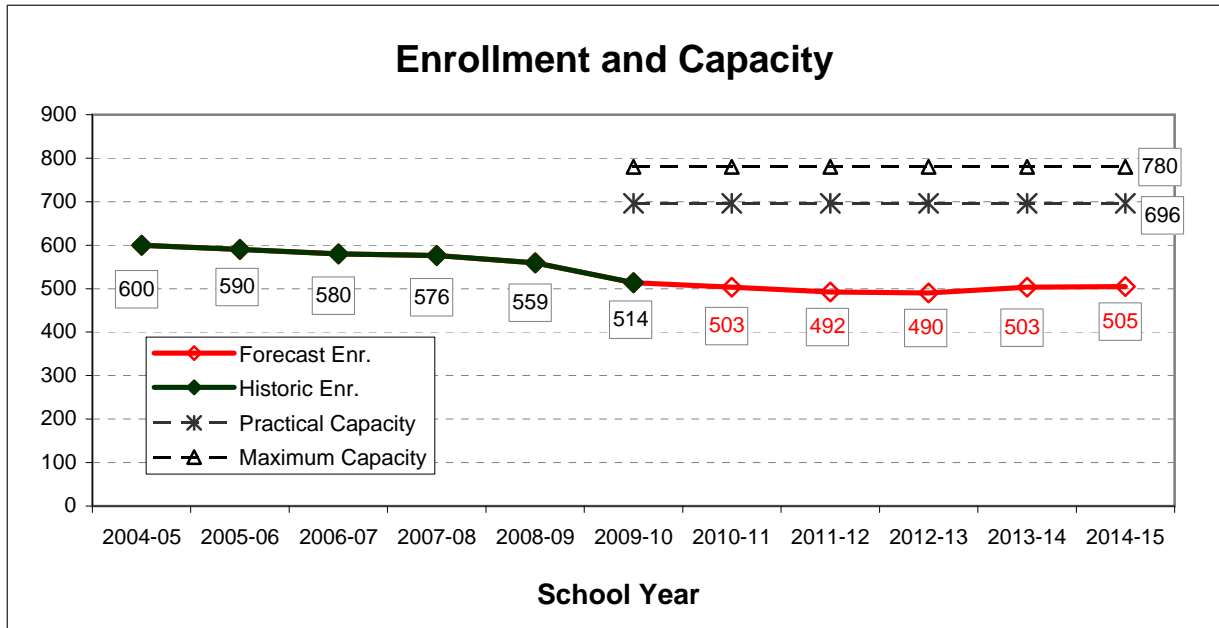
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	248	0
2006	85	0
2007	0	0
2008	7	0
2009	27	0
Total	367	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Oak Grove Elementary School Enrollment and Housing Profile



Enrollment History and Forecast							
	History		Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	600	514	503	492	490	503	505
Five Year Change		-86					-9

Estimated Housing Stock	
Single Family Homes	2,250
Built before 1990	1,977
Built 1990 to 1999	139
Built 2000	17
Built 2001	10
Built 2002	7
Built 2003	15
Built 2004	19
Built 2005	19
Built 2006	11
Built 2007	24
Built 2008	12
Multiple Family Units ¹	1,348
Manufactured Homes ²	201
Senior Housing	687
Total	4,486

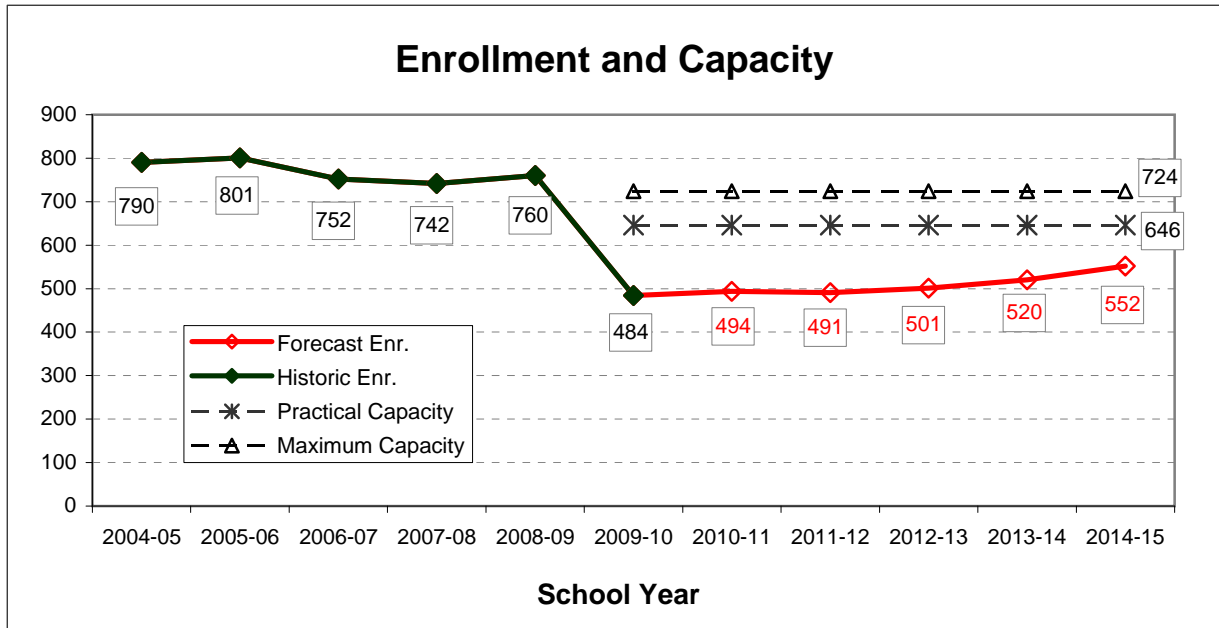
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	5	0
2006	0	0
2007	0	0
2008	0	0
2009	19	0
Total	24	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Oregon Trail Elementary School Enrollment and Housing Profile



Note: Boundary changes in 2009 resulted in a portion of the attendance area being reassigned to Duncan Elementary and portions of the Spring Mountain and Sunnyside attendance areas being reassigned to Oregon Trail.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	790	484	494	491	501	520	552
Five Year Change		-306					68

Estimated Housing Stock	
Single Family Homes	1,438
Built before 1990	136
Built 1990 to 1999	1,002
Built 2000	44
Built 2001	8
Built 2002	21
Built 2003	81
Built 2004	39
Built 2005	52
Built 2006	14
Built 2007	30
Built 2008	11
Multiple Family Units ¹	257
Manufactured Homes ²	82
Senior Housing	52
Total	1,829

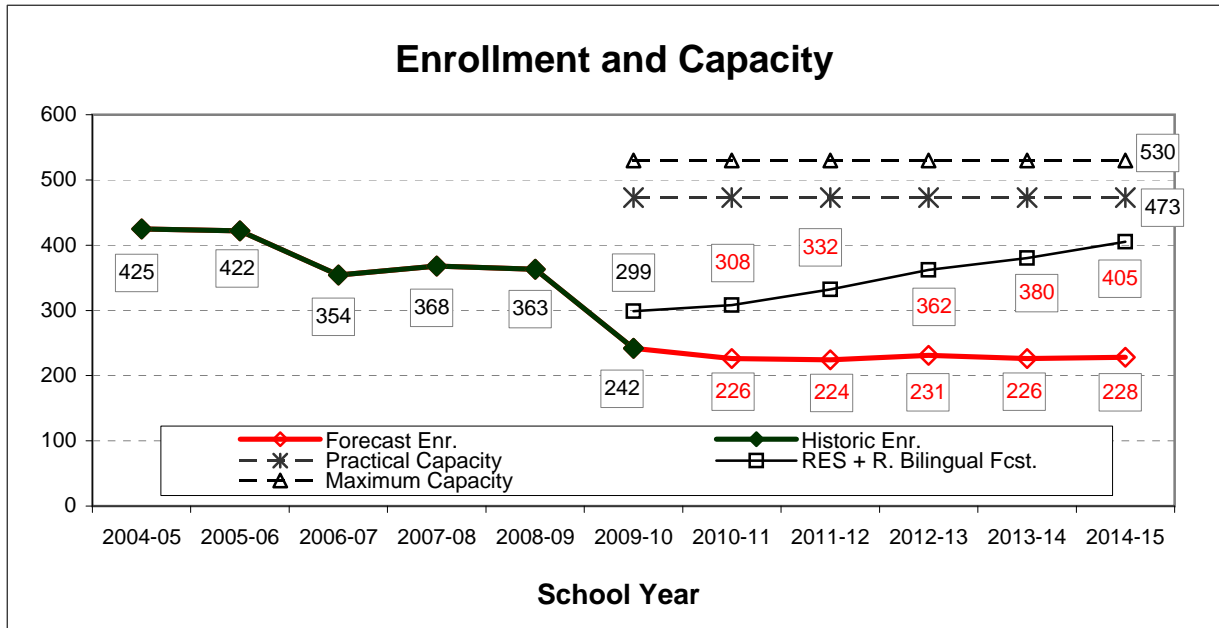
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	129	0
2006	22	0
2007	11	0
2008	98	0
2009	130	0
Total	390	0

*Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.*

Riverside Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the Riverside Elementary area being reassigned to Concord Elementary. Riverside Bilingual School opened in 2009, sharing the Riverside Elementary School facility.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	425	242	226	224	231	226	228
Five Year Change		-183					-14

Estimated Housing Stock	
Single Family Homes	1,205
Built before 1990	1,089
Built 1990 to 1999	56
Built 2000	9
Built 2001	1
Built 2002	1
Built 2003	11
Built 2004	13
Built 2005	9
Built 2006	4
Built 2007	8
Built 2008	4
Multiple Family Units ¹	189
Manufactured Homes ²	244
Senior Housing	0
Total	1,638

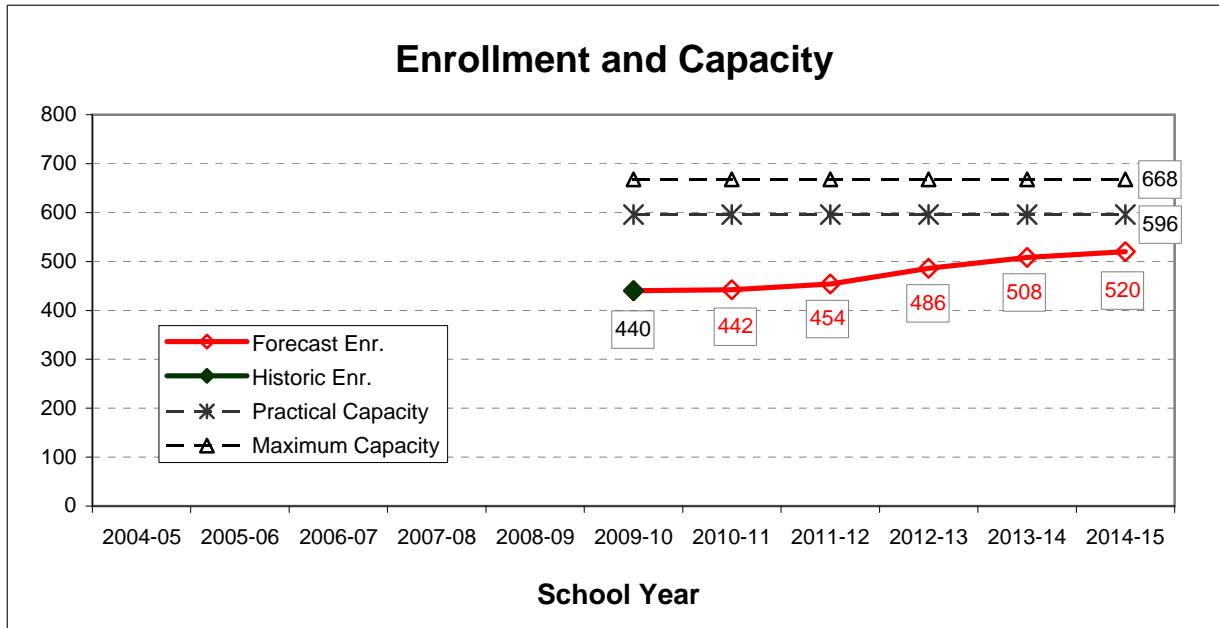
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	0	0
2006	11	0
2007	12	0
2008	0	0
2009	33	0
Total	56	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-PRC based on data from Clackamas County and Metro; New Development, PSU-PRC based on information from cities and county.

Scouters Mountain Elementary School Enrollment and Housing Profile



Note: Scouters Mountain Elementary School opened in 2009. A portions of the Happy Valley attendance area was reassigned to Scouters Mountain.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	0	440	442	454	486	508	520
Five Year Change		440					80

Estimated Housing Stock	
Single Family Homes	1,203
Built before 1990	329
Built 1990 to 1999	79
Built 2000	17
Built 2001	16
Built 2002	4
Built 2003	2
Built 2004	31
Built 2005	338
Built 2006	271
Built 2007	102
Built 2008	14
Multiple Family Units ¹	0
Manufactured Homes ²	0
Senior Housing	0
Total	1,203

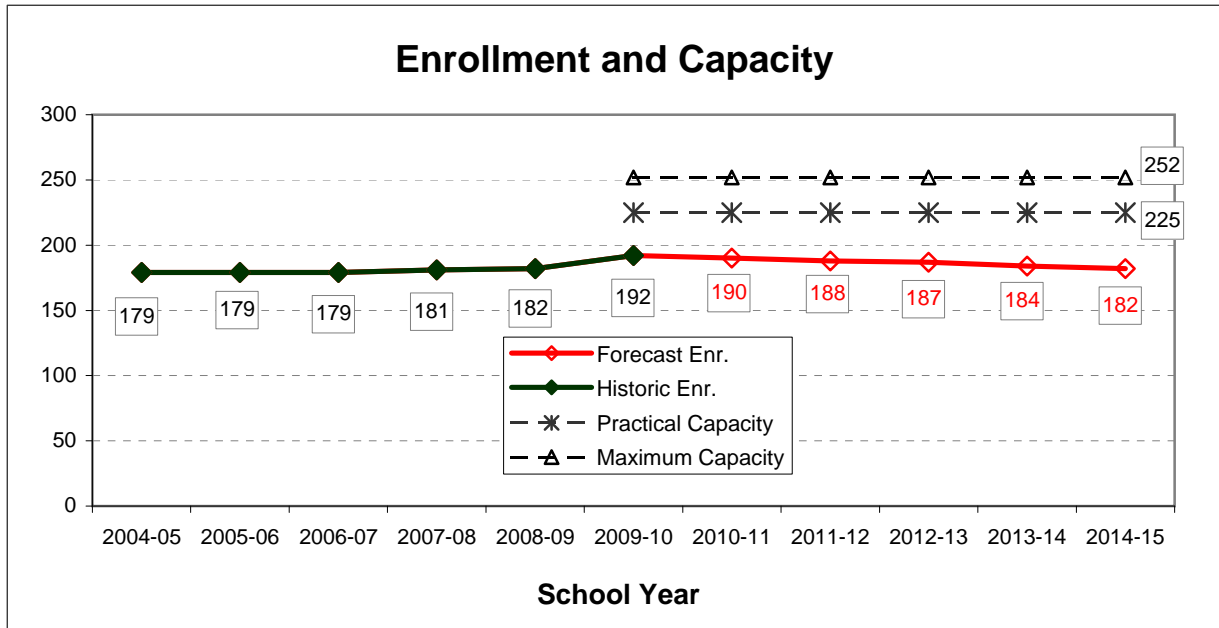
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	341	0
2006	10	0
2007	34	0
2008	55	0
2009	0	0
Total	440	0

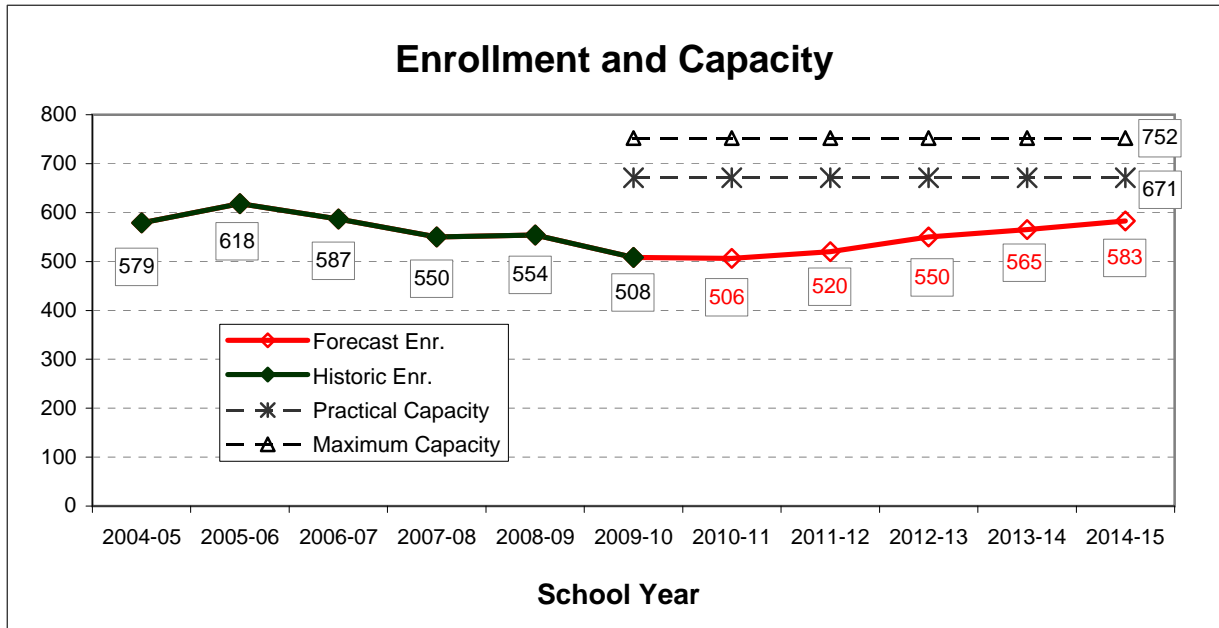
Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Sojourner School Enrollment Profile



Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	179	192	190	188	187	184	182
Five Year Change		13					-10

Spring Mountain Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the attendance area being reassigned to Oregon Trail Elementary.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	579	508	506	520	550	565	583
Five Year Change		-71					75

Estimated Housing Stock	
Single Family Homes	1,803
Built before 1990	639
Built 1990 to 1999	836
Built 2000	33
Built 2001	54
Built 2002	78
Built 2003	34
Built 2004	30
Built 2005	9
Built 2006	50
Built 2007	24
Built 2008	16
Multiple Family Units ¹	270
Manufactured Homes ²	0
Senior Housing	157
Total	2,230

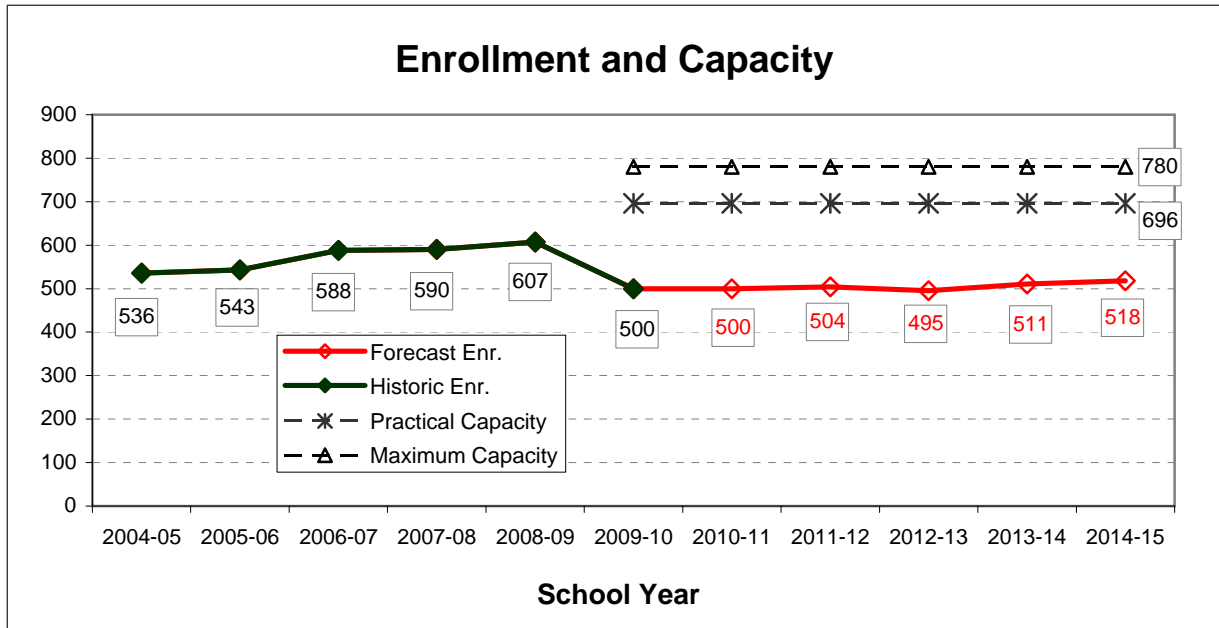
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	142	0
2006	48	0
2007	0	0
2008	17	0
2009	0	0
Total	207	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Sunnyside Elementary School Enrollment and Housing Profile



Note: A boundary change in 2009 resulted in a portion of the attendance area being reassigned to Oregon Trail Elementary.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	536	500	500	504	495	511	518
Five Year Change		-36					18

Estimated Housing Stock	
Single Family Homes	1,662
Built before 1990	626
Built 1990 to 1999	699
Built 2000	84
Built 2001	45
Built 2002	24
Built 2003	14
Built 2004	35
Built 2005	28
Built 2006	37
Built 2007	57
Built 2008	13
Multiple Family Units ¹	213
Manufactured Homes ²	100
Senior Housing	0
Total	1,975

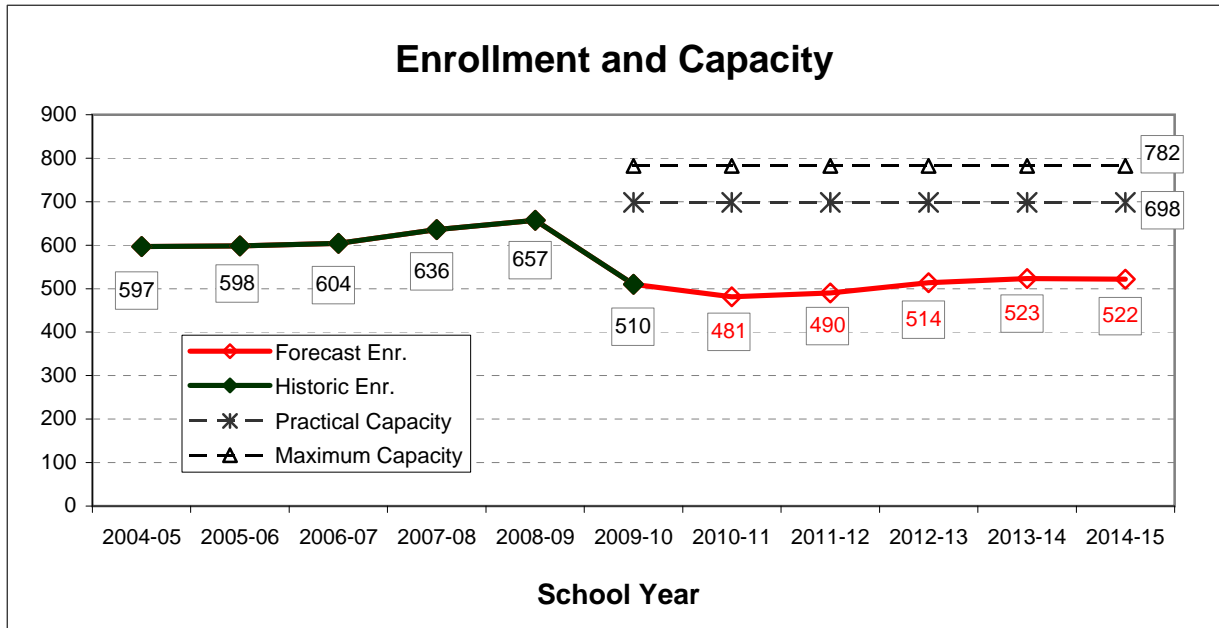
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	26	0
2006	0	0
2007	12	0
2008	0	0
2009	16	0
Total	54	0

*Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.*

Whitcomb Elementary School Enrollment and Housing Profile



Note: Boundary changes in 2009 resulted in portions of the attendance area being reassigned to Lewelling and Linwood Elementaries.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	597	510	481	490	514	523	522
Five Year Change		-87					12

Estimated Housing Stock	
Single Family Homes	840
Built before 1990	737
Built 1990 to 1999	40
Built 2000	3
Built 2001	3
Built 2002	3
Built 2003	0
Built 2004	3
Built 2005	13
Built 2006	19
Built 2007	15
Built 2008	4
Multiple Family Units ¹	1,696
Manufactured Homes ²	385
Senior Housing	390
Total	3,311

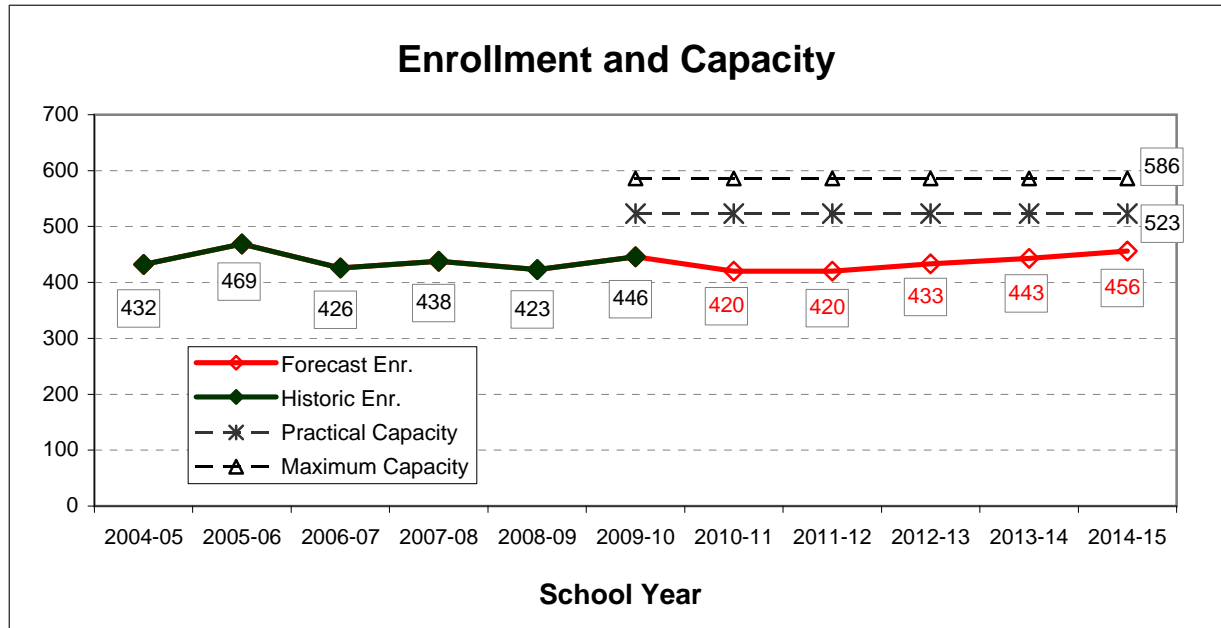
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	23	0
2006	0	0
2007	0	0
2008	0	0
2009	0	0
Total	23	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

View Acres Elementary School Enrollment and Housing Profile



Enrollment History and Forecast							
	History		Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	432	446	420	420	433	443	456
Five Year Change		14					10

Estimated Housing Stock	
Single Family Homes	2,385
Built before 1990	1,974
Built 1990 to 1999	204
Built 2000	36
Built 2001	16
Built 2002	1
Built 2003	5
Built 2004	64
Built 2005	9
Built 2006	12
Built 2007	21
Built 2008	43
Multiple Family Units ¹	344
Manufactured Homes ²	0
Senior Housing	174
Total	2,903

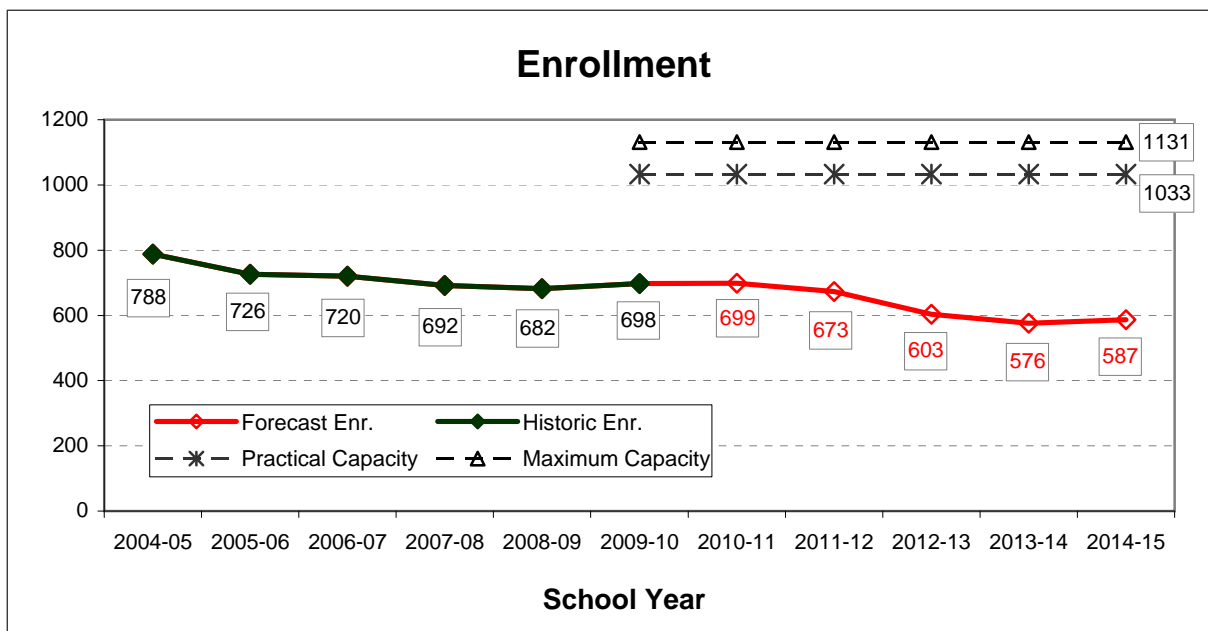
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	29	0
2006	16	0
2007	0	0
2008	15	0
2009	0	0
Total	60	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Alder Creek Middle School Enrollment and Housing Profile



Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	788	698	699	673	603	576	587
Five Year Change		-90					-111

Estimated Housing Stock	
Single Family Homes	9,521
Built before 1990	8,123
Built 1990 to 1999	717
Built 2000	99
Built 2001	53
Built 2002	67
Built 2003	84
Built 2004	120
Built 2005	61
Built 2006	65
Built 2007	70
Built 2008	62
Multiple Family Units ¹	2,698
Manufactured Homes ²	1,045
Senior Housing	993
Total	14,257

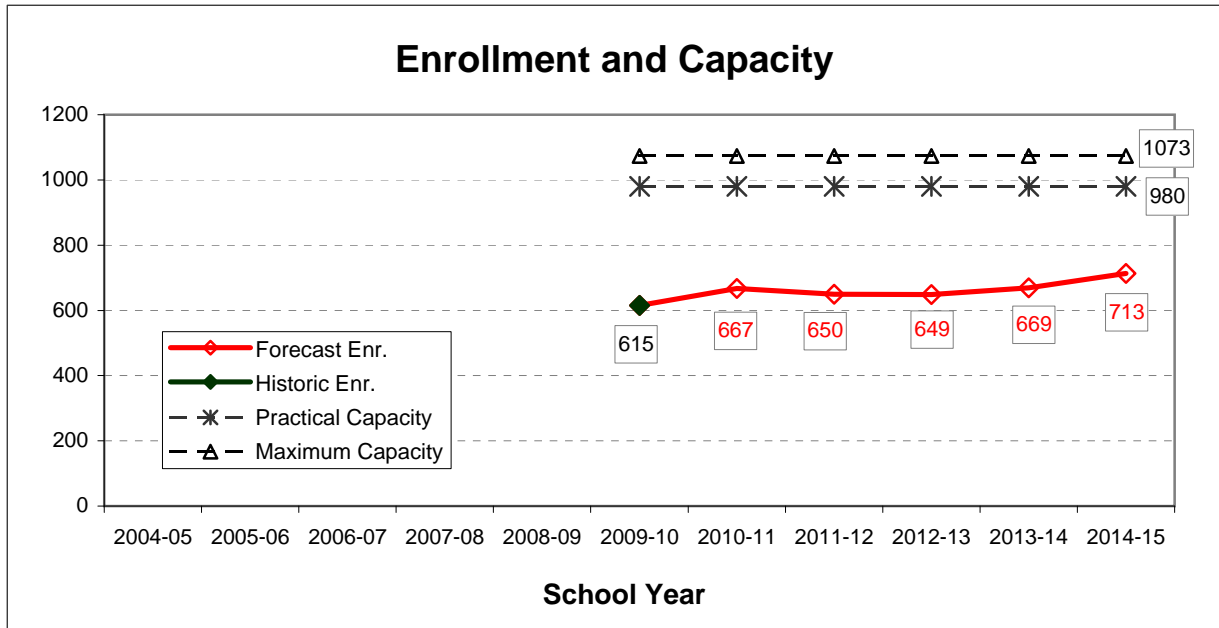
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	58	0
2006	61	0
2007	31	0
2008	26	0
2009	57	0
Total	233	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Happy Valley Middle School Enrollment and Housing Profile



Note: Happy Valley Middle School opened in 2009. A large portion of the Sunrise Middle School attendance area was reassigned to Happy Valley.

Enrollment History and Forecast							
	History		Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	0	615	667	650	649	669	713
Five Year Change		615					98

Estimated Housing Stock	
Single Family Homes	6,481
Built before 1990	2,383
Built 1990 to 1999	1,719
Built 2000	133
Built 2001	191
Built 2002	226
Built 2003	201
Built 2004	283
Built 2005	631
Built 2006	414
Built 2007	229
Built 2008	71
Multiple Family Units ¹	1,440
Manufactured Homes ²	0
Senior Housing	157
Total	8,078

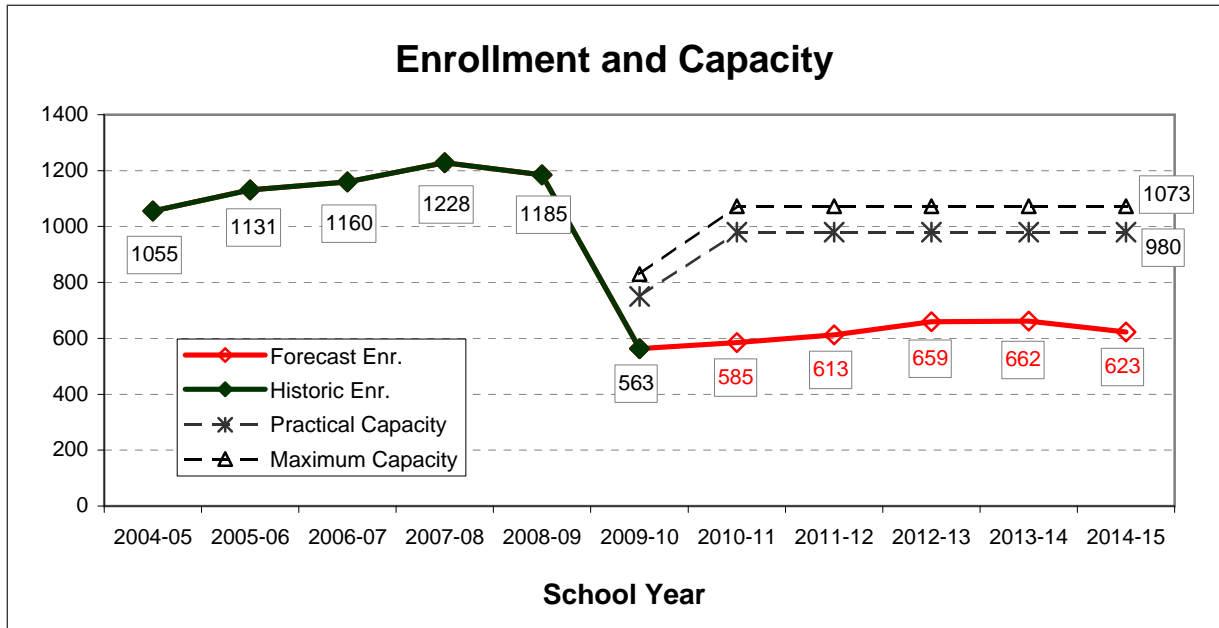
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	744	0
2006	157	0
2007	43	0
2008	79	0
2009	27	0
Total	1050	0

*Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.*

Rock Creek Middle School Enrollment and Housing Profile



Note: Historic enrollment figures are for Sunrise Middle School. A boundary change in 2009 resulted in a large portion of the attendance area being reassigned to Happy Valley Middle School. Rock Creek opens in 2010.

Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	1055	563	585	613	659	662	623
Five Year Change		-492					60

Estimated Housing Stock	
Single Family Homes	5,074
Built before 1990	1,655
Built 1990 to 1999	2,201
Built 2000	241
Built 2001	122
Built 2002	59
Built 2003	107
Built 2004	152
Built 2005	168
Built 2006	80
Built 2007	164
Built 2008	125
Multiple Family Units ¹	1,985
Manufactured Homes ²	1,216
Senior Housing	52
Total	8,327

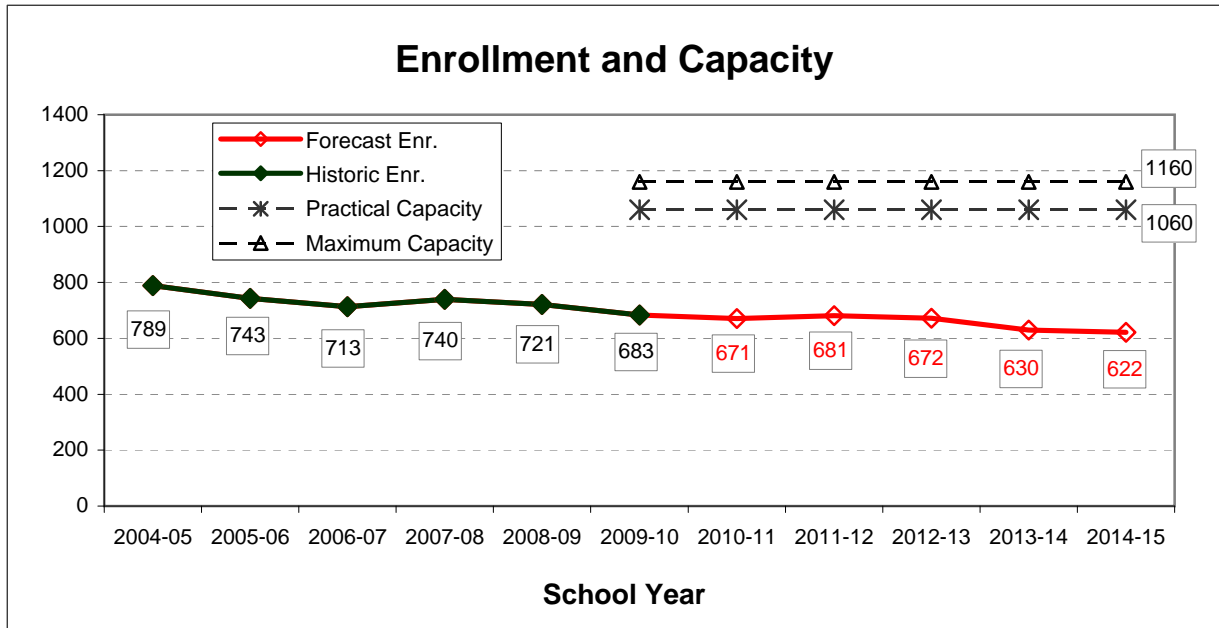
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	569	0
2006	35	228
2007	29	0
2008	104	0
2009	146	0
Total	883	228

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Rowe Middle School Enrollment and Housing Profile



Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	789	683	671	681	672	630	622
Five Year Change		-106					-61

Estimated Housing Stock	
Single Family Homes	8,409
Built before 1990	7,558
Built 1990 to 1999	615
Built 2000	20
Built 2001	20
Built 2002	16
Built 2003	21
Built 2004	40
Built 2005	32
Built 2006	46
Built 2007	34
Built 2008	7
Multiple Family Units ¹	6,026
Manufactured Homes ²	810
Senior Housing	467
Total	15,712

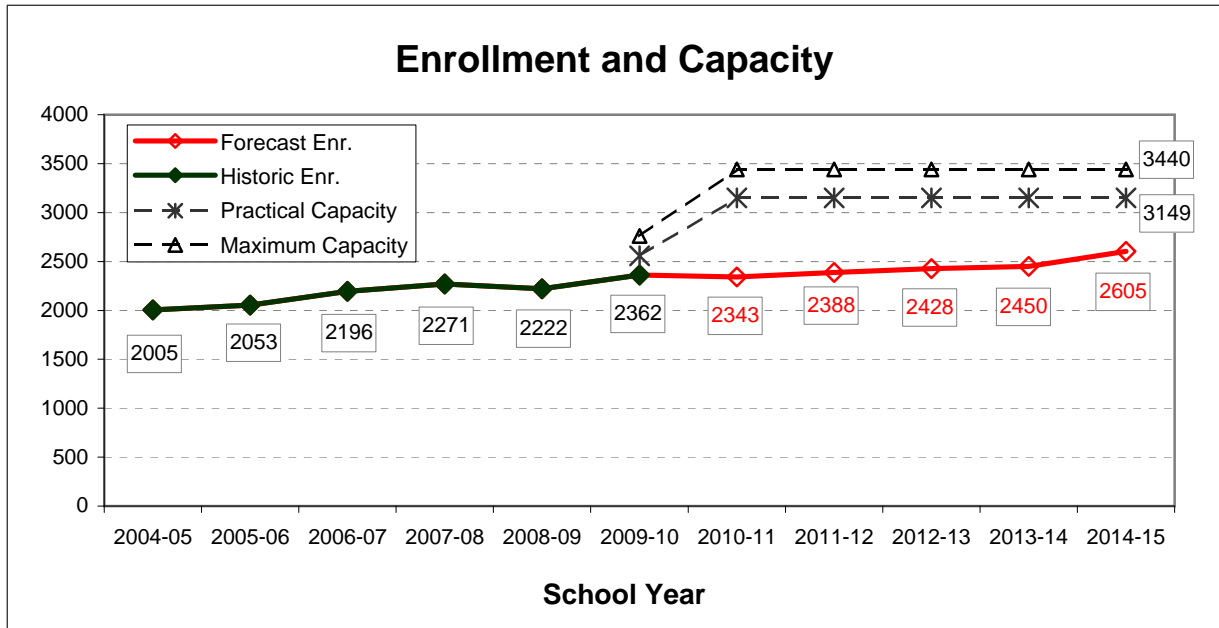
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	23	0
2006	0	0
2007	0	76
2008	0	0
2009	0	0
Total	23	76

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Clackamas High School Enrollment and Housing Profile



Enrollment History and Forecast						
History			Forecast			
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14
Total enrollment	2005	2362	2343	2388	2428	2450
Five Year Change		357				243

Estimated Housing Stock	
Single Family Homes	11,555
Built before 1990	4,038
Built 1990 to 1999	3,920
Built 2000	374
Built 2001	313
Built 2002	285
Built 2003	308
Built 2004	435
Built 2005	799
Built 2006	494
Built 2007	393
Built 2008	196
Multiple Family Units ¹	3,425
Manufactured Homes ²	1,216
Senior Housing	209
Total	16,405

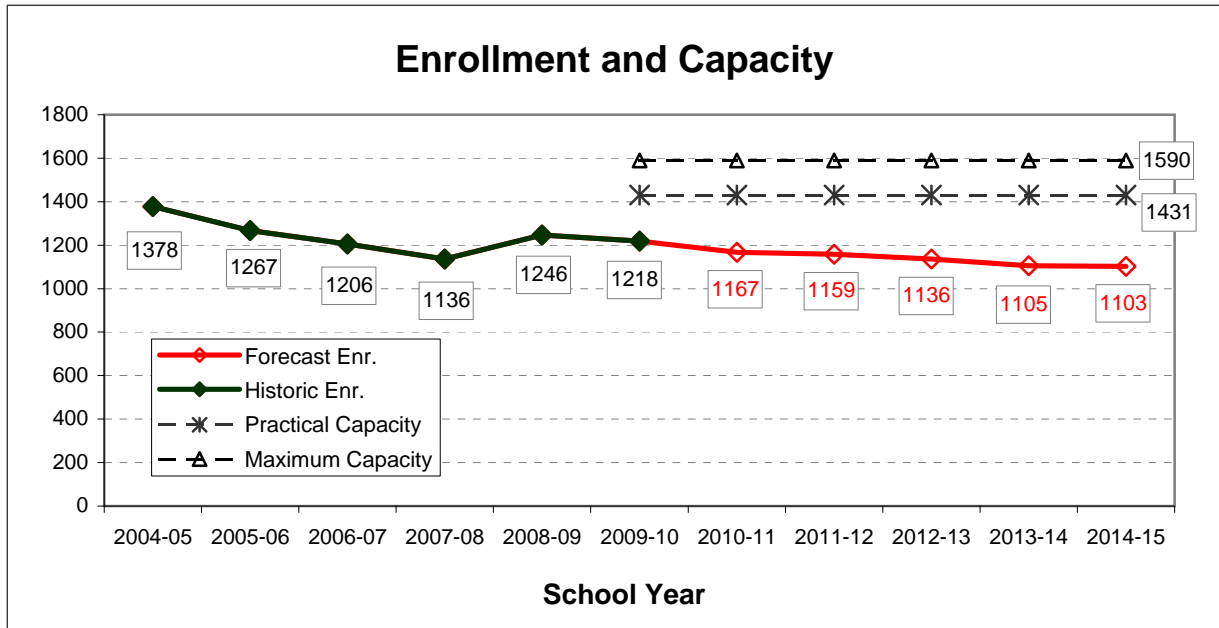
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	1313	0
2006	192	228
2007	72	0
2008	183	0
2009	173	0
Total	1933	228

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Milwaukie High School Enrollment and Housing Profile



Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	1378	1218	1167	1159	1136	1105	1103
Five Year Change		-160					-115

Estimated Housing Stock	
Single Family Homes	8,409
Built before 1990	7,558
Built 1990 to 1999	615
Built 2000	20
Built 2001	20
Built 2002	16
Built 2003	21
Built 2004	40
Built 2005	32
Built 2006	46
Built 2007	34
Built 2008	7
Multiple Family Units ¹	6,026
Manufactured Homes ²	810
Senior Housing	467
Total	15,712

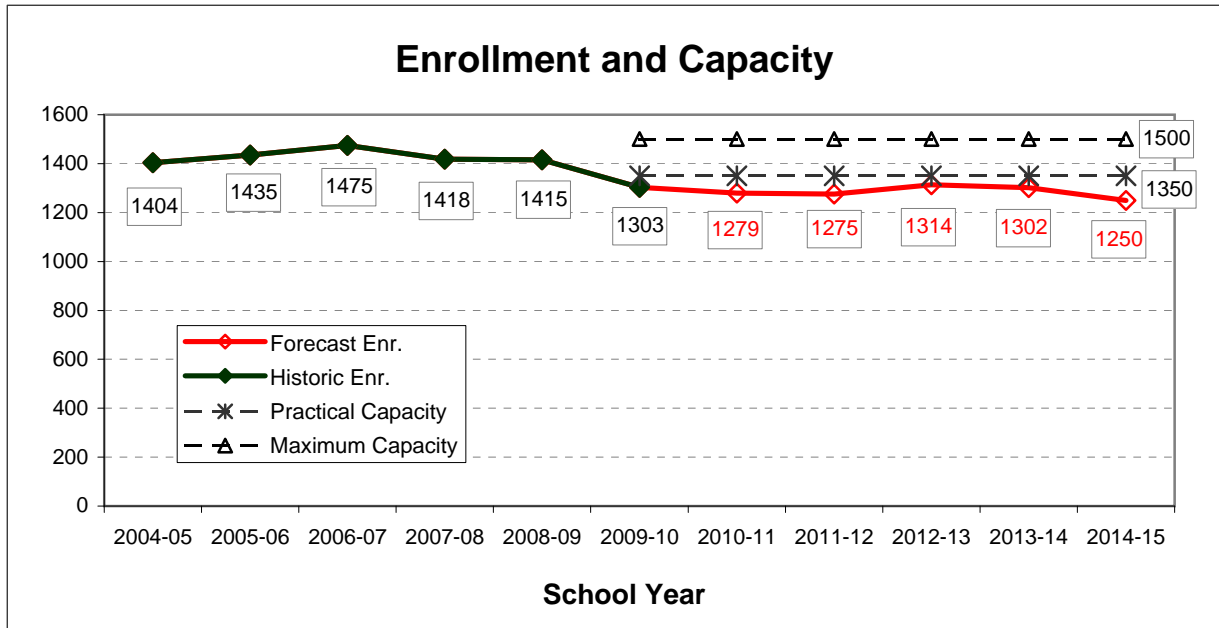
1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	23	0
2006	0	0
2007	0	76
2008	0	0
2009	0	0
Total	23	76

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.

Rex Putnam High School Enrollment and Housing Profile



Enrollment History and Forecast							
History			Forecast				
	2004-05	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Total enrollment	1404	1303	1279	1275	1314	1302	1250
Five Year Change		-101					-53

Estimated Housing Stock	
Single Family Homes	9,521
Built before 1990	8,123
Built 1990 to 1999	717
Built 2000	99
Built 2001	53
Built 2002	67
Built 2003	84
Built 2004	120
Built 2005	61
Built 2006	65
Built 2007	70
Built 2008	62
Multiple Family Units ¹	2,698
Manufactured Homes ²	1,045
Senior Housing	993
Total	14,257

1. Units in condos or apartments

2. Spaces in manufactured home parks

Year	New Development Approved 2005-09	
	SF Lots	MF Units
2005	58	0
2006	61	0
2007	31	0
2008	26	0
2009	57	0
Total	233	0

Sources: Historic Enrollment, NCSD;
Forecast enrollment, PSU-PRC;
estimated housing stock as of 2009, PSU-
PRC based on data from Clackamas
County and Metro; New Development,
PSU-PRC based on information from
cities and county.